



£179,000

2 BAY COTTAGE, KINGS ROAD, BEMBRIDGE, ISLE OF WIGHT, PO35 5NB

Hose
Rhodes
Dickson



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- Charming Victorian Cottage
- 200 Meters to Local Shops, Beaches & Harbour
- Ideal Lock Up & Leave Holiday Home
- Potential to Extend
- Minimal Maintenance Garden
- Chain Free

This charming Victorian cottage has been a well-loved home to the current owner for over 60 years.

Ground floor accommodation comprises entrance porch, sitting room, dining room, galley kitchen, shower room and utility/sun lounge. First floor comprises two good size bedrooms both with built in wardrobes. The South West facing patio garden with shed/workshop is accessed either via the sun lounge or side gated access taking you back to the front of the property

Bembridge is renowned for being the most popular village on the Island and the property sits equally from the shops, local beaches and Bembridge Harbour making this an ideal weekend bolthole away from the hustle of city life!

The property is in need of modernisation and has been priced to reflect this





PORCH

4' 06" x 2' 03" (max)" (1.37m x 0.69m)

SITTING ROOM

13' 04" (max)" x 11' 10" (4.06m x 3.61m)

DINING ROOM

12' 03" x 7' 04" (3.73m x 2.24m)

KITCHEN

7' 04" x 6' 09" (2.24m x 2.06m)

SHOWER ROOM

6' 09" x 5' 05" (2.06m x 1.65m)

UTILITY ROOM/SUN LOUNGE

13' 03" x 5' 07" (4.04m x 1.7m)



FIRST FLOOR

BEDROOM 1

11' 10" x 11' 02" (3.61m x 3.4m)

BEDROOM 2

9' 04" x 7' 04" (2.84m x 2.24m)

OUTSIDE

Small garden area to the front of the property, the rear south west facing garden is accessed via a side gate or via the sun lounge leading off from the kitchen. The patio garden has been designed for minimal update and maintenance. There are two sheds/workshop and the end of the garden



WHAT DOES BEMBRIDGE HAVE TO OFFER

Newport 12.5 miles, Cowes 17 miles (Red Jet Passenger Ferry) Fishbourne 10.5 miles (Car Ferry) Ryde 7.5 miles (Fast Cat Passenger Ferry) Yarmouth 22 miles (Car Ferry) all approx distances

Recognised as one of the most popular villages in the whole of Hampshire, Bembridge is situated on the most easterly point of the Isle of Wight, lying behind the spectacular headland of Culver. Bembridge and the surrounding areas are still probably the most popular destinations to be looking for a picture postcard holidays through to glorious second-home territory on the Island.

As the Hose Rhodes Dickson team live or grew up here, we know all the hidden nooks and crannies to visit and why the area is so inherently charming as a great destination to invest in property. Much of the surrounding area is within a Site of Special Scientific Interest (SSSI), an Area of Outstanding Natural beauty and its very own RSPB reserve.

The historical heart of the village is located close to the church and is home to a diverse range of popular destinations from cafes, pubs and a variety of restaurants. The village boasts its own C of E Primary School, Post Office, Hairstylists, Bank, Butcher, Fishmonger, Baker, Dentist and Medical Centre.

There's much to occupy visitors to this beautiful, unspoilt and historic corner of the Island with numerous walks, nature trails, beautiful beaches to explore and local leisure facilities are able to cater for the more energetic of us.

Council Tax Band: C



For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears

Call Jon on 01983 529944

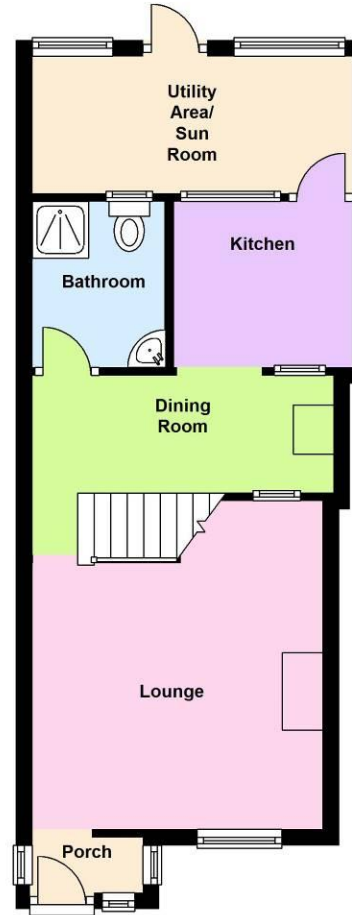
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Where to find the property

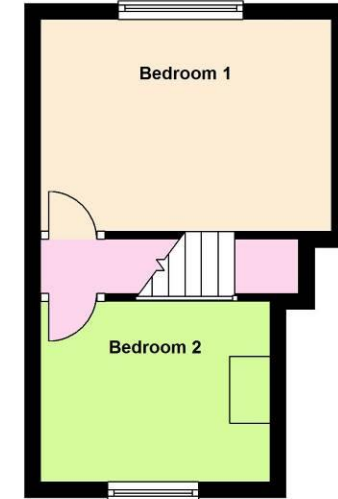
2 Bay Cottage, Kings Road, Bembridge, Isle of Wight, PO35 5NB



Ground Floor



First Floor



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Bembridge office to arrange a viewing
01983 875000 or email bembridge@hrdiw.co.uk

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000 | Freshwater 759989

www.hrdiw.co.uk
Friendly service and local knowledge

