

SPENCE WILLARD



35 Downs View Road, Bembridge, Isle of Wight, PO35 5QT

# *A superbly refurbished three-bedroom bungalow with secluded lawned gardens and off road parking, ideally situated in a convenient central location within Bembridge.*

VIEWING

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A superbly refurbished three-bedroom bungalow, ideally situated in a convenient central location within Bembridge. This beautifully presented home offers stylish, contemporary interiors, a landscaped garden, off-road parking, and a garage.

The property has undergone an extensive programme of refurbishment, including new windows and doors throughout, a modern kitchen and bathroom, updated electrics, and a new central heating system. Finished to a high standard, the property is ready for immediate occupation, making it an ideal permanent residence or holiday home. The rear garden enjoys a sunny westerly aspect and backs onto the local recreation ground, providing a pleasant open outlook.

The property sits in a highly regarded residential location, conveniently positioned for the village centre, public transport and easy access to schools. Bembridge Village has a range of independent shops, cafés and amenities catering for all. The coastal paths, beaches and sailing facilities for which Bembridge is renowned are also close at hand, making this an ideal primary or second home.

Nearby are a selection of beaches and scenic coastal walks, along with two sailing clubs within the harbour. Bembridge Primary School is also within easy reach. The FastCat passenger service provides a high-speed mainland connection, while Ryde, approximately seven miles away, offers a wider range of shops and amenities.

#### Accommodation

##### Entrance Hall

Accessed via a storm porch with a new composite front door. The hall features luxury vinyl tile flooring with a Scandinavian pine effect, which continues throughout much of the property. There is recessed LED lighting, newly fitted internal doors, and a useful airing/utility cupboard housing a wall-mounted gas-fired Glow-worm boiler and plumbing for a washing machine. Loft access hatch.

##### Sitting Room

A bright dual-aspect reception room with newly fitted carpet. Sliding doors open directly onto the rear terrace, creating an excellent connection to the garden.

##### Kitchen

Fitted with a contemporary range of shaker-style wall and base units, incorporating an induction hob with extractor hood, integrated oven, full-height fridge and freezer, and dishwasher. A composite sink with mixer tap is also provided. The kitchen is open plan to the sitting room and benefits from a door leading out to the garden.

#### Bathroom

Stylishly appointed with timber-panelled walls, comprising a bath and a separate shower, vanity unit with wash basin, W.C. and heated towel rail.

#### Bedrooms 1, 2 & 3

Three well-proportioned bedrooms, two of which are doubles. Each room is fitted with new carpeting and enjoys either a front or rear aspect.

#### Outside

The property is approached via a newly laid gravel driveway providing off-road parking for several vehicles and access to a detached garage with an up-and-over door.

The rear garden is enclosed and predominantly laid to lawn, with a generous Indian sandstone terrace—ideal for outdoor dining and entertaining. A granite pathway provides access between the garage and the garden. The garden enjoys a sunny westerly aspect and backs onto the recreation ground.

#### Services

Mains electricity, water and drainage. Gas-fired central heating via a Glow-worm boiler.

#### Tenure

Freehold

#### EPC Rating

C

#### Council Tax

Band D

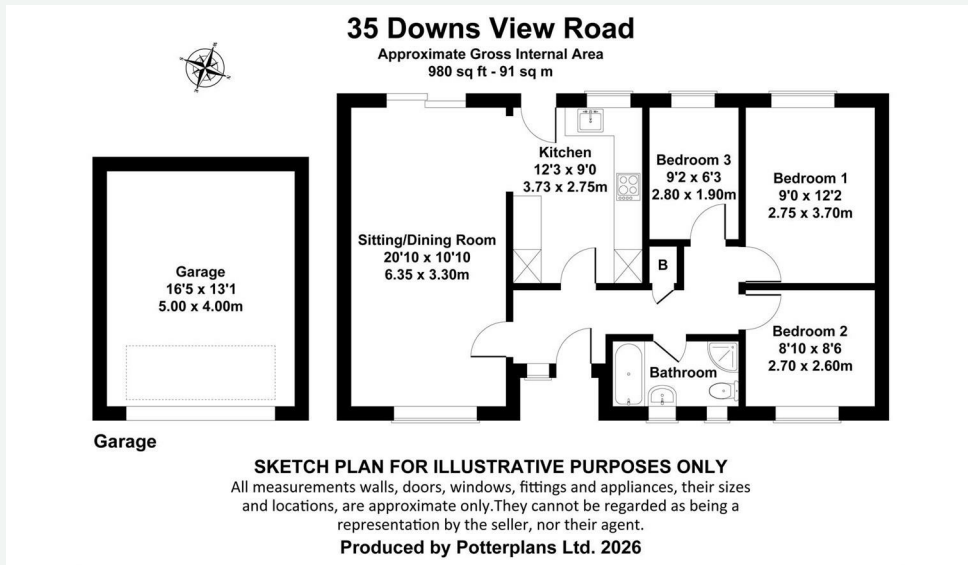
#### Postcode

PO35 5QT

#### Viewings

Strictly by prior arrangement with the sole selling agents, Spence Willard.





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