

# SPENCE WILLARD



Flat Wight, 3 Kings House, Kings Road, Bembridge, Isle of Wight, PO35 5NT



*A well-presented and versatile apartment located in the heart of Bembridge village – with private parking and outdoor space just minutes from the beach.*

VIEWING

LETTINGS@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



This well maintained 2 bedroom apartment offers spacious accommodation, ideal as a permanent residence, a lock-up-and-leave retreat, or an investment opportunity with the added benefit of no holiday-let restrictions.

Located Bembridge village centre off Kings Road with access from both a private car park into the paved courtyard garden or via a pedestrian path that connects Kings Road and the Embankment.

The pretty village of Bembridge offers an array of cafes, restaurants, pubs, shops and amenities in addition to a coffee shop, butcher, florist, bakery, fishmonger, pharmacist and farm shop. It is also just a few minutes' walk from the apartment to the quiet of Ducie Beach or Bembridge Harbour's sailing clubs, seafood restaurants, boat yards and mooring facilities. There are also numerous coastal paths and beaches close by. High speed links to the mainland are 7 miles away via Ryde and include the hovercraft (a ten minute crossing) and fast catamaran.

#### Accommodation

A wooden gate gives access from the private residents parking to an enclosed courtyard ideal for outdoor dining. Steps up to a uPVC white glazed door opening to the kitchen. The well appointed kitchen has been fitted with modern appliances, extensive work surfaces and excellent storage, creating a practical and stylish place for meal preparation. New wall mounted gas fired boiler.

A corridor leads to the main living accommodation including a contemporary bathroom fitted with a bath, separate shower, W.C., wash basin and heated towel rail. The sitting room provides a bright and welcoming reception space with enough room for a dining area or work space if required, ideal for everyday living and entertaining alike. There are 2 double bedrooms that are generously proportioned, each offering enough space for flexible layouts with bedroom 2 being particularly ideal for guest use or use as a home office if required.

Externally the apartment benefits from a private courtyard, perfect for outdoor dining and entertaining, morning coffee or simply enjoying Bembridge's fresh coastal air. Residents also enjoy the convenience of an allocated off road parking, a valued asset in this sought after village location. Flat Wight has the benefit of 2 spaces

Of particular note is the absence of holiday let restrictions, providing owners with complete flexibility over how they choose to use the property – whether as a full time home, a weekend getaway, or a holiday or long term rental subject to their own arrangements.

#### Tenure

The property is offered freehold.

#### Council Tax

Band C

#### EPC Rating

D

#### Post Code

PO35 5NT

#### Viewings

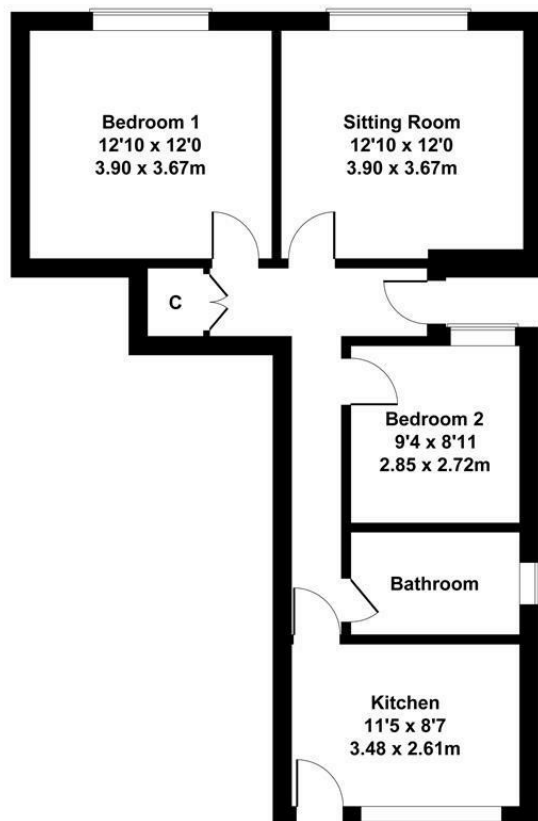
Strictly by prior arrangement with the sole selling agents Spence Willard.





## Flat Wight

Approximate Gross Internal Area  
689 sq ft - 64 sq m

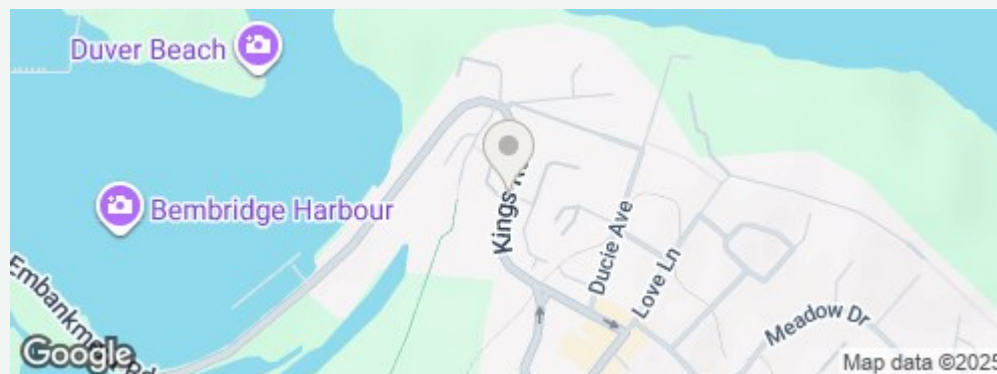


### GROUND FLOOR

#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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