

SPENCE WILLARD



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

VIEWING
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Situated in central Bembridge within close proximity to village amenities, school, beach and coastal walks, this three bedroom bungalow offers a perfect opportunity for modernisation. The accommodation is notably light throughout and features a spacious sitting room, with doors leading to an enclosed rear garden, offering the perfect canvas to create a comfortable and contemporary home in one of the island's most desirable locations.

Within close proximity to Steyne Park and Bembridge Primary School, various idyllic beaches and the coastal paths of Bembridge are also nearby. Bembridge village centre has a butcher, florist, bakery, delicatessen, fishmonger and farm shop, in addition to several cafes and restaurants all within easy access. The harbour also has two sailing clubs and there are numerous beaches, while the Fast Cat, providing high speed passenger links to Portsmouth, is located in Ryde approx. 7 miles away.

Accommodation
Entrance
Small Porch with sliding door.

Hallway
Entrance hall with ample wall space for coat storage.

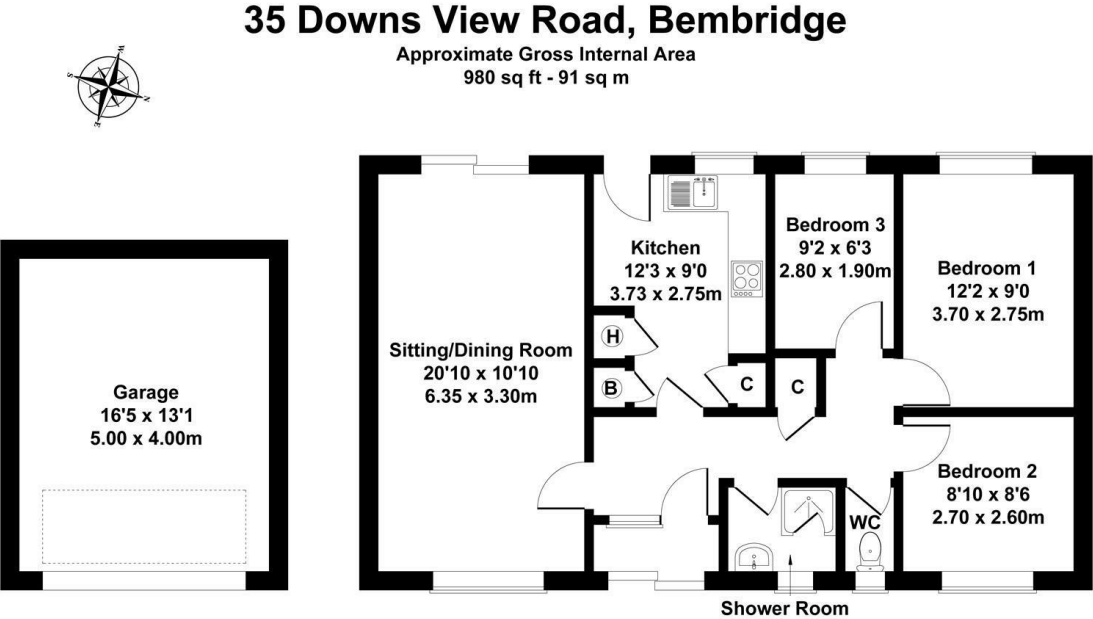
Sitting/Dining Room
A well-proportioned and bright reception room with windows to both front and rear aspects. Sliding doors open directly onto the rear garden, offering an ideal space for entertaining or relaxing.

Kitchen
Overlooking the rear garden, the kitchen offers space and plumbing for a cooker and dishwasher. A separate cupboard houses the boiler and hot water tank.

Bedroom 1
A particularly light double bedroom with window overlooking the garden.

Bedroom 2
Double bedroom with window overlooking the front, southerly aspect.

Bedroom 3



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Approximate Gross Internal Area
980 sq ft - 91 sq m

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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A comfortable single bedroom, ideal for a study or child's room, also overlooking the garden.

Family shower room
Shower and sink with cabinet underneath with separate W.C.

Outside
The private, enclosed rear garden is bordered by mature fencing, planting, and hedging, providing a tranquil outdoor space. Side access leads to the front of the property, where a small lawn complements a driveway offering off-road parking for several vehicles. The property also benefits from an attached garage with an up and over door.

Services
Mains electricity, water and drainage. Electric fired heating delivered by hot air vents.

EPC Rating: E

Council Tax Band: D
Tenure
The Property is offered Freehold

Post Code
PO35 5QT

Viewings
All viewings will be strictly by prior arrangement with the sole selling agents.

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