

SPENCE WILLARD



16 Lincoln Way, Bembridge, Isle of Wight, PO35 5QJ

A well presented and neatly arranged two-bedroom detached bungalow, situated in a peaceful residential location and offering low-maintenance living with private gardens, driveway parking and garaging.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Situated in a quiet cul-de-sac near to Bembridge Recreation Ground, with a duck pond at the end of the road, this two-bedroom bungalow is well maintained, having been recently updated to include uPVC double-glazed windows, kitchen and bathroom. There is a large sitting room with an additional dining area, a separate kitchen, and two double bedrooms, along with a modern shower room. The garden is north-west facing and captures the evening sun, and a chalet provides shelter, storage or a hobbies room. A separate garage and off-road parking complete an excellent package.

Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland, perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs, and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish off the boats, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). The FastCat and Hovercraft, providing high-speed passenger links to Portsmouth, are located in Ryde, providing access to the mainland in under 10 minutes.

Accommodation
Entrance
A light entrance hall with built-in storage.

Sitting Room / Dining Room
A generous and inviting space enjoying triple-aspect windows and an electric fire with composite surround. French doors access the garden beyond the dining area.

Kitchen
Fitted with a full range of shaker-style storage units, wood-effect laminate worktop and tiled blue splashbacks. Space and plumbing for a cooker and washing machine or tumble dryer. Large window overlooking the garden, and a glazed door leading outside.

Bedroom 1
A comfortable double with plenty of room for wardrobes, overlooking the front aspect.

Bedroom 2
A further double bedroom overlooking the front garden.

Shower Room
Recently upgraded to include a large walk-in shower enclosure, a modern wash basin and W.C.

Outside
The property benefits from a level front garden laid to lawn, with a private driveway leading to the attached garage, offering parking, storage or workshop potential. To the rear, the enclosed garden enjoys good privacy and features a lawned area, fenced boundaries and a raised planting bed. A side gate allows convenient access between the front and back of the property.

Services
Mains electricity, water and drainage. Heating is provided by a gas-fired boiler and delivered via radiators.

Tenure
The property is offered freehold.

EPC Rating
Rating D

Council Tax
Band C

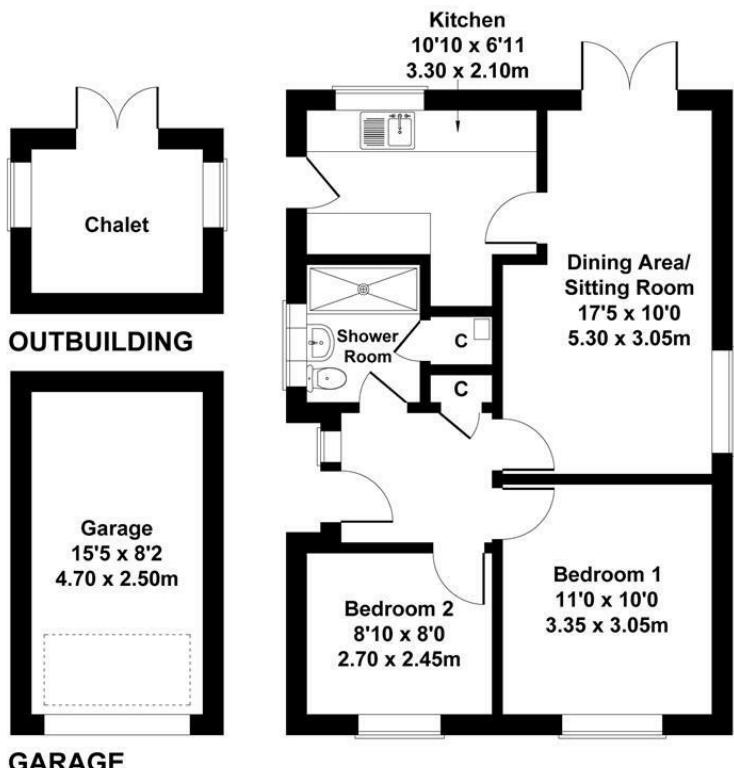
Postcode
PO35 5QJ

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



16 Lincoln Way

Approximate Gross Internal Area
732 sq ft - 68 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.

Produced by Potterplans Ltd. 2026



SPENCEWILLARD.CO.UK

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.