

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# Bembridge View

26 New Road, Brading, Isle of Wight PO36 0AN



£330,000  
FREEHOLD



Beautifully maintained, this detached four-bedroom home offers naturally light accommodation, a spacious conservatory, and an enclosed rear garden, ideally positioned within easy reach of local amenities.

- Detached family home
- Large lounge and a dining room
- Enclosed rear garden with a shed
- Good location for travel links
- Countryside and woodland walks on the doorstep
- Four bedrooms and a family bathroom
- Bright and airy conservatory
- Village amenities and schools nearby
- Potential to put your own stamp on
- Offered for sale chain-free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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This appealing detached home offers well-balanced accommodation arranged over two floors, providing a comfortable and practical layout for modern living. The interiors are light and welcoming, with a natural flow between the principal rooms and a sense of space throughout. The property has been well-maintained over the years and has recently been updated in areas with beautifully restored wooden floors, neutral décor, and the garden has been beautifully landscaped. The ground floor benefits from flexible reception space, including a generous sitting room, a separate dining room, and a well-appointed kitchen which leads seamlessly into a bright conservatory overlooking the garden. Upstairs, four bedrooms are complemented by a family bathroom, creating a home that adapts easily to a variety of lifestyles.

Located in Brading in the east of the Isle of Wight, the property is well-connected to the surrounding countryside and enjoys easy access to plenty of peaceful walks. The historic village of Brading is one of the oldest towns on the Island, displaying beautiful historic architecture which is still visible today. With its famous iron bullring in the centre of the village, Brading boasts a village shop and a good range of pubs and eateries as well as a local Primary School. The beach towns of Sandown and Ryde are within easy reach, providing amenities, miles of golden sandy beaches and traditional esplanades for fun family days out. Brading also benefits from a regular bus service and the train station is located just a few minutes' walk away, providing direct access to mainland ferry links.

### **Welcome to Bembridge View**

Set back from the road behind a low brick wall, the property makes an inviting first impression. A neat front garden and pathway lead to the entrance, while the attractive façade reflects the character of this lovely family home.

### **Entrance Hall**

Boasting beautiful wooden floors, this spacious entrance hall is flooded with natural light and offers ample space for coats and shoes.

### **Sitting Room**

Flooded with natural light from the bay window, the sitting room offers generous proportions for both relaxation and entertaining. The feature fireplace forms an attractive focal point, and benefits from plenty of space for the whole family.

### **Dining Room**

Overlooking the conservatory and rear garden, the dining room provides a versatile space for family meals and social gatherings and is semi-open plan with the kitchen. There is a glazed sliding door through to the conservatory.

### **Kitchen**

Thoughtfully arranged, the kitchen features a range of fitted units and work surfaces, providing ample storage and space for freestanding appliances. With a window to the rear, looking through to the conservatory, there is also access to an understairs cupboard where the gas boiler is located.

### **Conservatory**

A delightful addition to the home, the conservatory is a wonderfully bright space with extensive glazing overlooking the garden. Offering direct access to the outside, it creates a peaceful retreat and a versatile area to be enjoyed throughout the year.

### **Cloakroom**

Conveniently located on the ground floor, the cloakroom is an essential for any family home.

### **First Floor Landing**

The carpeted stairwell leads up to a spacious first floor landing which continues the lovely wooden flooring.



### **Bedroom One**

Light-filled and well-proportioned, the principal bedroom enjoys a peaceful front aspect and attractive wooden flooring. The room offers ample space for a full range of bedroom furniture.

### **Bedroom Two**

A further generous double bedroom, overlooking the garden through the window to the rear. The room benefits from excellent natural light and a comfortable sense of space.

### **Bedroom Three**

The third bedroom provides a pleasant outlook to the front aspect and continues the floorboards and neutral décor from the rest of the property.

### **Bedroom Four**

The fourth bedroom offers valuable additional space and would be ideal as a study, nursery, or dressing room, depending on the new owner's requirements.

### **Family Bathroom**

Well presented and recently updated, the family bathroom includes a bath with an electric shower over, a hand basin, and WC. The space is finished with an obscure glazed window to the side aspect.

### **Outside**

The enclosed and recently landscaped rear garden provides a peaceful outdoor retreat, predominantly laid to lawn with established boundaries which encourage the local wildlife. Enjoying a sunny aspect, it presents a pleasant space for outdoor dining, gardening, or simply relaxing in a tranquil setting.

Bembridge View offers a well-presented detached home offering flexible and comfortable accommodation in a convenient and highly desirable location. With four bedrooms, a generous living space, and a delightful conservatory overlooking the garden, it represents an excellent opportunity for families or those seeking a long-term home. An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C (approx. £2,216 pa – Isle of Wight Council 2025/2026)

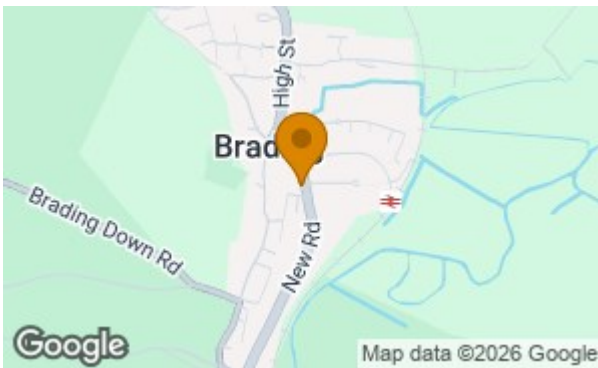
Services: Mains water, gas, drainage, and electricity



**Approx Gross Internal Area**  
121 sq m / 1303 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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