

SPENCE WILLARD



The Vines, Lane End Close, Bembridge, Isle Of Wight, PO35 5UF

A beautifully refurbished chalet bungalow featuring landscaped gardens and modern décor, situated in a sought-after, quiet and central Bembridge lane.

VIEWING

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The Vines is an attractive chalet bungalow set within its own pretty gardens. It has been thoughtfully renovated, including new patio doors, flooring, décor, lighting, plumbing, and heating and the house boasts a stunning new kitchen and bathrooms, while the gardens have been landscaped and designed for low maintenance and maximum enjoyment. The accommodation comprises three generous double bedrooms and two bathrooms, importantly including a ground-floor bedroom. Additionally, there is a separate sitting room/dining room and an open-plan kitchen with sitting and dining areas.

Located at the end of a lane in the heart of Bembridge village, the property enjoys an exceptionally private position yet remains close to shops and beaches, with the nearest beach situated at the end of Lane End Road. Bembridge village offers a range of shops, restaurants, a fishmonger, butcher, coffee shop, library, and primary school. Bembridge Harbour features two sailing clubs, and there are fantastic coastal and country walks in either direction.

Accommodation

Ground Floor

Entrance door beneath a covered porch opens into a large hallway with a vaulted ceiling and scandi pine-effect non slip flooring running throughout the living spaces. The open-plan sitting room and dining room benefit from a particularly bright, dual-aspect design with sliding patio doors leading into the garden. There is ample space for a dining table, and a large window overlooks the front aspect.

Kitchen

A recently installed kitchen featuring a range of under-counter and wall mounted storage units, including an integrated fridge-freezer, Bosch mid-level oven and grill, four-ring induction hob, and a 1.5-bowl ceramic sink with an instant hot mixer tap.

Garden Room

An excellent addition, the garden room has fully glazed walls and ceiling, sliding doors providing access to the garden, and tiled floors. This space is ideal for outdoor dining and seating.

Bedroom 1

A large double bedroom overlooking the garden.

Shower Room

Fitted with a walk-in shower, a vanity unit with wash basin, a motion-operated illuminated mirror, and a W.C.

First Floor

Carpeted stairs with a central stair runner lead to a landing with a hatch providing access to a loft space and airing cupboard housing the boiler.

Bathroom

Featuring a walk-in shower, pedestal washbasin, W.C. and a panelled bath.

Bedrooms 2 and 3

Two equal-sized bedrooms, each with storage comprising eaves cupboards or wardrobes, fitted with blinds.

Outside

The gardens offer an attractive outlook and have been landscaped to include a circular lawn with gravelled garden terraces and a variety of herbaceous shrubs and hedging, providing privacy and colour. The garden extends around to the side with a south westerly aspect, creating a sun trap and a coded gated entrance leads from the front of the house. There is a large garden shed and a lawn at the front with mimosa, as well as parking for three cars on a driveway accessed between brick pillars.

Garage

Attached garage with internal access from the garden room and an up-and-over vehicular door at the front. The garage is fitted with power, lighting, and a high-level consumer unit.

Services

Mains electricity, water, and drainage are connected. Heating is provided by a gas-fired boiler located on the first floor airing cupboard, with heat delivered via radiators.

Tenure

The property is offered freehold

EPC

Rating: C

Council Tax

Band: E

Postcode

PO35 5UF

Miscellaneous:

Lane End Road is an unadopted private road with no established maintenance charges or responsibilities; it is maintained by residents on an ad hoc basis as necessary.

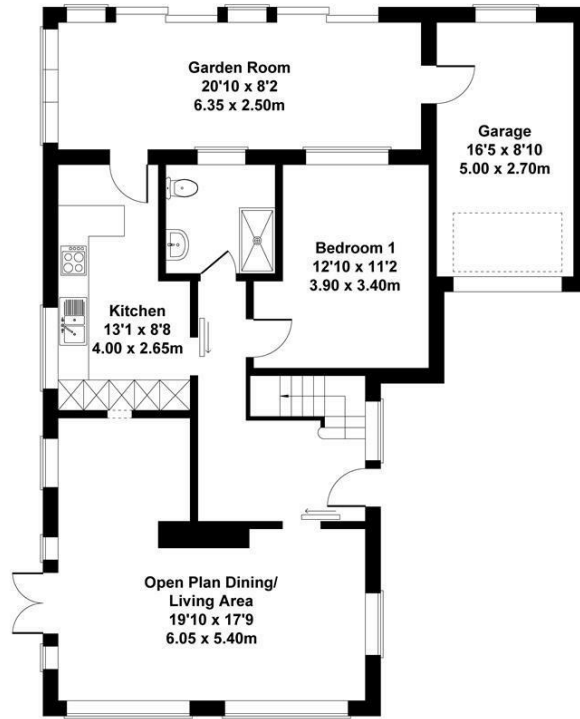
Viewings:

Strictly by prior appointment with the sole selling agent, Spence Willard.

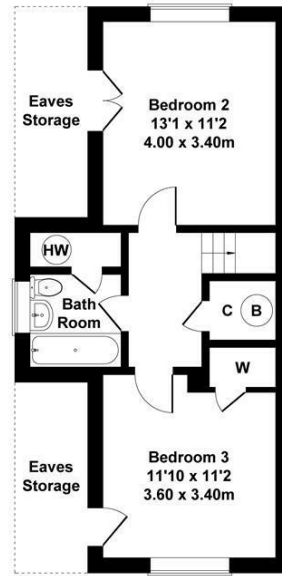


The Vines

Approximate Gross Internal Area
1528 sq ft - 142 sq m



GROUND FLOOR



FIRST 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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