

7 Woodnutt Close, Bembridge, PO35 5YF

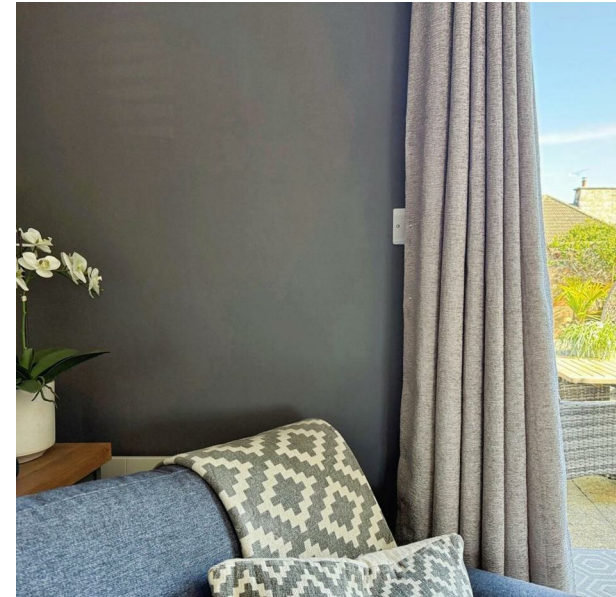
Asking Price £400,000

EPC Rating: D Council Tax Band: D

ELLIOTT  
LINCOLN

ESTATE AGENTS & ASSOCIATES

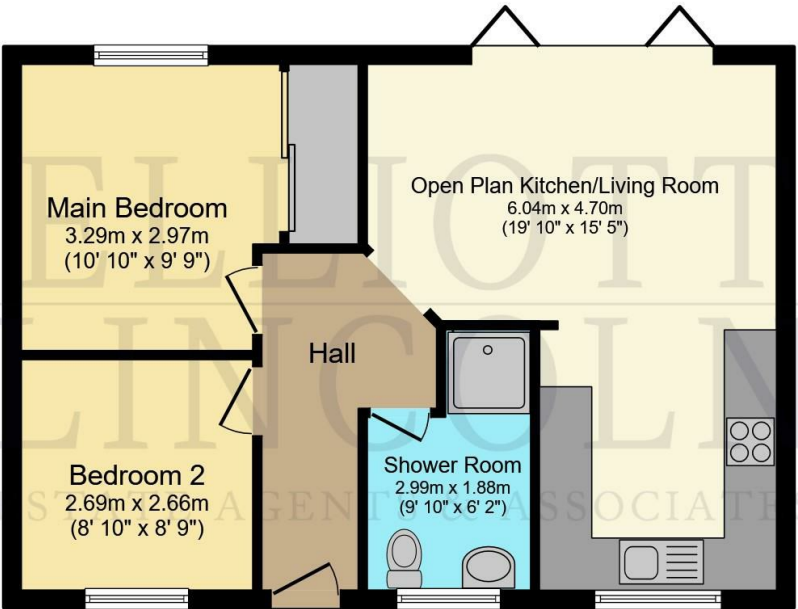
Reassuringly familiar, refreshingly new



An exceptional detached bungalow, beautifully reimagined and impeccably finished, set in a highly desirable position at the heart of Bembridge Village. Blending elegant contemporary styling with effortless practicality, this superb home offers beautifully light accommodation and a lifestyle defined by comfort, convenience and coastal charm.

Call or WhatsApp: 01983 642622  
office@elliottlincoln.co.uk  
www.elliottlincoln.co.uk

7 Woodnutt Close, Bembridge, PO35 5YF



**Floor Plan**

Floor area 52.4 sq.m. (564 sq.ft.)

Total floor area: 52.4 sq.m. (564 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	