

SPENCE WILLARD



Little Haven, Swains Road, Bembridge, Isle Of Wight, PO35 5XR

A substantial single-storey home incorporating an annexe and set within attractive gardens, situated on a sought-after road in Bembridge leading to the beach.

VIEWING

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Little Haven is a spacious bungalow comfortably nestled within its beautifully maintained gardens, featuring a large driveway with parking for several cars, various garden outbuildings, and a self-contained annexe that provides a highly versatile range of accommodation. The five bedroom property offers open-plan living space, including a kitchen, dining, and sitting room, alongside five bedrooms including the annexe, four of which are large doubles, and three shower rooms, two of which are ensuite. The property has been extensively renovated in recent years, incorporating newly rendered elevations, all new uPVC windows and doors, updated shower rooms, plumbing, and electrics. The kitchen was extended by opening it through into the sitting room, creating an excellent family space. The décor has been upgraded throughout, and the gardens have been enhanced and landscaped with borders, lawn and vegetable planters all resulting in a low-maintenance, comfortable, and exceptionally well-presented home.

Loft conversion potential: The loft space is exceptionally large, with ample headroom, presenting an ideal opportunity for conversion into additional rooms or a first floor with extra bedrooms, subject to obtaining the necessary planning consent and building regulation approvals.

The location is idyllic just moments from the sandy beaches of Bembridge and minutes from excellent walking routes on coastal paths to the main village and Harbour. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst the village has a good range of shops, in addition to a butchers, fish mongers, farm shop, bakery, coffee shop and restaurants as well as a refillery. There are high-speed passenger ferry links to Portsmouth from Ryde (approximately 7 miles) on the catamaran (22 minutes) and to Southsea (approximately 6 miles) on the hover (10 minutes).

Accommodation:

Entrance Porch

A spacious porch with uPVC windows, composite door, electric wall heating, and ample space for coats and shoes.

Hallway

A welcoming area featuring wood-effect laminate flooring throughout, contemporary radiators, and spot LED downlighting throughout.

Sitting Room

A particularly well-proportioned room with triple-aspect windows overlooking the front aspect and a large gas fire with a live flame integrated into the chimney. Adjacent space allows for a dining table, and this area is open plan to the kitchen.

Kitchen

Equipped with a full range of storage cupboards incorporating a 1.5-bowl stainless steel sink with mixer tap, integrated oven and grill, dishwasher, and a six-ring Smeg gas hob with extractor hood. There is also an integrated washing/dryer machine, a range of tall larder cupboards, a freestanding fridge/freezer, a tall contemporary radiator, and a door providing garden access.

Shower Room

Featuring an airing cupboard, walk-in shower, vanity unit with wash basin, heated towel rail, W.C. and vinyl flooring with tiled walls.

Bedroom 1

A large bedroom with dual-aspect windows, built-in wardrobes, and a sunny south-easterly aspect. The ensuite features a walk-in shower, vanity wash basin, heated towel rail, W.C. tiled walls and vinyl floor, and a pocket door.

Bedroom 2

A spacious room with a front-aspect window, currently used as a home office.

Bedroom 3

Overlooking the garden and fitted with built-in wardrobes.

Bedroom 4 / Snug

A particularly large and versatile room with sliding doors enjoying a splendid garden outlook. With built-in cupboards within the recess, it is currently used as a snug. It could also serve as an additional bedroom.

Outside

A superb feature of Little Haven is its extremely well-designed and presented gardens, with numerous well-stocked beds and borders providing year-round interest and colour. There are climbing plants on the side walls and various specimen trees, clematis, and roses. Additionally, there are well stocked raised vegetable beds, two greenhouses, and three sheds, one of which is currently used as a large, pent-roof workshop.

Landscaped paved terraces wrap around the property, offering ample space for outdoor dining and entertaining. A pathway leads to the front, where a large, gravelled area provides parking for several cars.

Self-Contained Annex

A gate gives access to the annexe, which was converted from a double garage and offers ideal ancillary accommodation, including a kitchen, sitting/living area, bedroom, and ensuite shower room. Utilities are shared with the house and there are no additional rates for the annexe.

Services

Mains water, electricity, gas and drainage. Heating is provided by a wall mounted gas fired boiler located in the kitchen and delivered via radiators.

Tenure

The property is offered freehold.

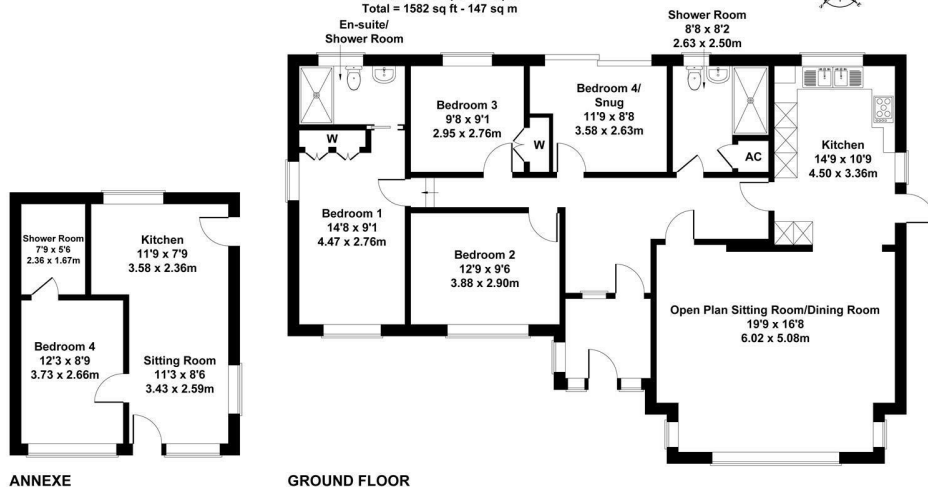
Council Tax

Band F



Little Haven

Approximate Gross Internal Area
 House = 1238 sq ft - 115 sq m
 Annexe = 344 sq ft - 32 sq m
 Total = 1582 sq ft - 147 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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