

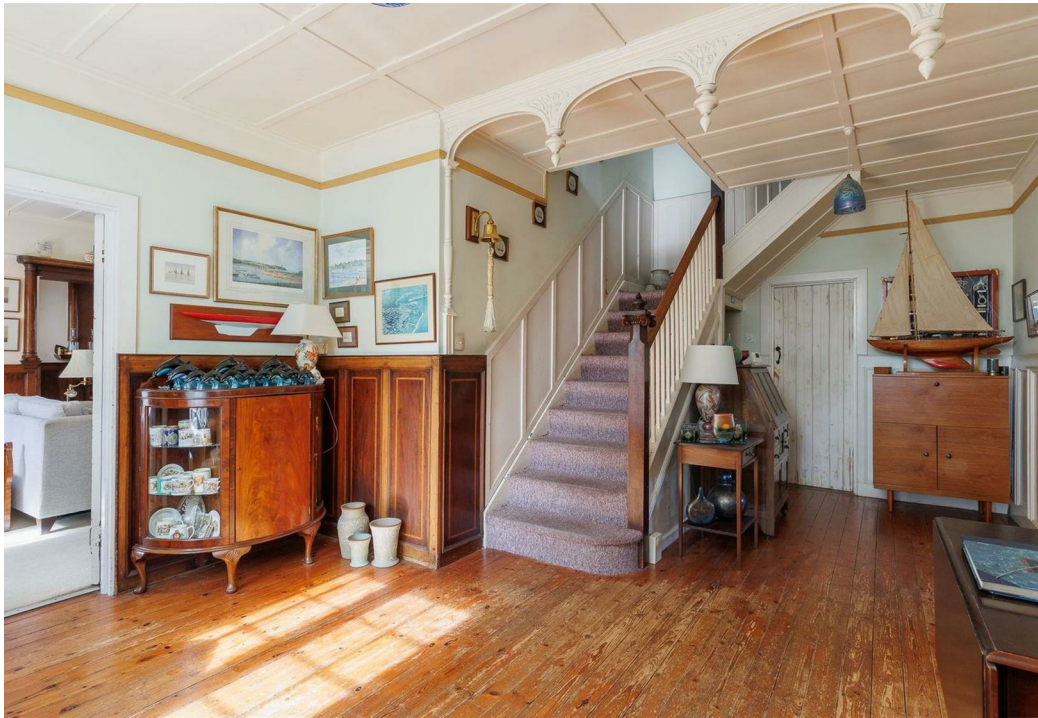
The Gables Swains Road, Bembridge, PO35 5XR

Asking Price £1,375,000

EPC Rating: D Council Tax Band: G

**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



A distinguished family home built in 1923, set within a generous 0.37-acre plot on the highly sought-after Swains Road, just a short stroll from sandy beaches and the heart of Bembridge village. Offering spacious and characterful accommodation, the property provides a wonderful balance of charm, practicality and potential, with light-filled living spaces, a welcoming kitchen and dining area, a beautiful established garden and a garage providing useful parking and storage. Positioned in one of the Isle of Wight's most desirable addresses, this is a rare opportunity to secure a substantial family home in an exceptional coastal village setting.

Call or WhatsApp: 01983 642622
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	