

SPENCE WILLARD



Houseboat Oystercatcher, Embankment Road, Bembridge, PO35 5NS

Situated in the harbour with stunning views towards The Solent and mainland beyond, this beautifully renovated houseboat offers generous sized accommodation and off-road parking

VIEWING

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An innovatively designed and expertly finished purpose-built houseboat, 'Oystercatcher' is an idyllic island escape, currently providing both a holiday home and a holiday let property. Featuring three bedrooms and two bathrooms, one of which is en-suite, there is also a superb upper deck comprising an open-plan living space complete with a log burner, dining area, and modern kitchen. Additionally, there is a superb deck with balustrade overlooking the water, a utility room, rare off-street parking for up to three cars, plenty of outside space, a large slipway and jetty alongside the boat, with mooring available at the end, and a workshop/store on the embankment.

Renovation completed in 2021, The Oystercatcher benefits from a tastefully finished interior with panelled walls, light oak quick step laminate flooring, and a fully equipped kitchen.

Oystercatcher enjoys beautiful views over the harbour and into The Solent towards Portsmouth and the Spinnaker Tower. The bustling harbour is home to a range of yachts, fishing boats, and racing dinghies. Situated on the embankment, the property provides direct access to superb country walks over RSPB marshes, Isle of Wight National Landscape (IWNL) land and Culver Down, or along the coast to Bembridge beaches and Priory Bay. There is a good range of shops within the vibrant Bembridge village, including a butcher, florist, bakery, delicatessen, fishmonger, and farm shop, in addition to cafés and restaurants. Bembridge Harbour has extensive mooring facilities, as well as two sailing clubs and a watersports and outdoor activities centre offering equipment hire and instruction for all abilities in dinghy sailing, paddleboarding, windsurfing, to name but a few. The FastCat, providing high-speed passenger links to Portsmouth, is located in Ryde, approximately 7 miles away.

Accommodation

Upper Deck

Entrance

Approached via a gangplank from the embankment parking area, the houseboat is accessed via a timber door featuring a porthole. The hallway offers wall space for coats and boots. The plant room provides

further hanging space and houses a 200-litre electric immersion pressurised hot water tank.

Kitchen / Living Area

The open-plan kitchen, living, and dining area is a superb space with triple-aspect windows that take in the excellent views over the harbour and Bembridge approaches. The barrelled ceiling is finished with tongue-and-groove cladding, and the fully equipped, matte-finish navy-blue kitchen includes an integrated oven and grill, twin-bowl stainless steel sink with mixer tap, four-ring induction hob, and integrated fridge and freezer. The dining area is spacious, and the sitting area features a log-burning stove and patio doors that open onto the terrace overlooking the harbour.

Lower Deck

Stairs lead to the lower deck where there are three large double bedrooms and two bathrooms. The family bathroom includes a bath with shower overhead, a heated towel rail, vanity wash basin, and WC. The principal bedroom benefits from a built-in wardrobe and an en-suite shower room.

Outside

There is a seating area enclosed by trellis and fencing on the embankment, perfect for outdoor dining and private relaxation, as well as a lockable store. Before the fence, there is off-road parking for three cars or a small boat. Across the gangplank, a deck runs around the upper level with galvanised wire and timber-topped balustrade, providing an excellent harbour-side terrace for outdoor dining, entertaining, and enjoying the outlook of vibrant harbour life, including sailboats and wildlife.

Services

Mains electricity and water are connected. Heating is delivered by electric radiators, and hot water is provided by a pressurised hot water cylinder with an immersion element. Private drainage is via an eco-friendly bio-digester treatment system based under the front deck, which converts all waste into clear water, using a similar system to that used by larger vessels and superyachts.

Tenure

Leasehold with the benefit of a 99 year lease from March 2005. Harbour dues are £100 per annum.

Holiday Let Income Potential

£25,000 to £30,000 per annum T/O

Postcode

P035 5NS

Council Tax

Currently a business with 100% small business rates relief and no council tax.

Viewings

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

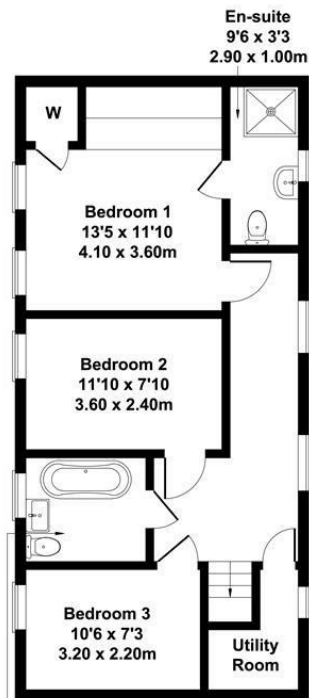


Oystercatcher

Approximate Gross Internal Area
1044 sq ft - 97 sq m



UPPER DECK



LOWER DECK

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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