

SPENCE WILLARD



2 Harbour View, Station Road, Bembridge, Isle Of Wight, PO35 5NU

Impressive four-storey townhouse with harbour views, versatile accommodation and a secluded setting just minutes from the beach and Bembridge Harbour.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



2 Harbour View is an impressive modern townhouse arranged over four floors, offering an open-plan kitchen/dining room and sitting room on the first floor, together with four bedrooms and a versatile mezzanine floor enjoying stunning harbour views. To the rear is an enclosed, particularly low-maintenance garden with a sunny aspect, while to the front there is garaging in addition to off-road parking.

The property has recently been renovated from top to bottom and is attractively finished throughout, with a palette of greys and subtle colourways complemented by tongue-and-groove clad panelling, together with a stunning new kitchen and bathrooms. With its idyllic setting just a short walk from the beach, the property would make an excellent family home or equally suit those looking for a 'lock up and leave' holiday home. With relatively low maintenance requirements, it could also be ideally suited to holiday letting.

Set back from Bembridge Harbour in a popular yet secluded position, the property is superbly placed for enjoying village and coastal life. The harbour and beach are just minutes away, as are the shops, cafés and amenities of Bembridge village. The nearby coastal path provides easy access to wonderful walks towards Priory Bay, Culver Down and beyond, while Bembridge Harbour offers extensive mooring facilities. Ryde, approximately 7 miles away, provides high-speed Fastcat passenger links to Portsmouth.

Accommodation

Ground Floor

Entrance

Storm porch over a timber door with opening side light.

Porch

With coir matting and cupboard housing the consumer unit.

Hallway

Double-glazed doors open into the hallway, with wood-effect luxury vinyl tile flooring throughout and understairs storage.

W.C.
With heated towel rail, pedestal wash basin and W.C.

Utility Room
Occupying the rear section of the garage, this useful space has worktops with a sink and mixer tap over, together with space and plumbing for a washing machine and tumble dryer.

Kitchen/Dining Room
Enjoying a garden outlook, this large open-plan space has a newly fitted kitchen with a range of under-counter storage units and white stone worktops. There is a twin butler sink with mixer tap over, integrated Bosch dishwasher, Neff oven with four-ring induction hob and integrated fridge. Cupboard housing the Vaillant combination boiler.

First Floor
Stairs rise to a galleried landing and large sitting room with twin sets of patio doors opening onto a balcony. This is an excellent, well-proportioned and light-filled space with wood-effect flooring and an audio/visual point for a wall-mounted flat-screen television.

Bedroom 3
A good-sized double bedroom overlooking the rear aspect.

Bedroom 4/Study
With rear outlook.

Second Floor
Bedroom 1
A particularly light double bedroom with a good range of integrated full-height wardrobe storage.

Shower Room
An attractive white suite with metro-tiled walls within the shower enclosure, pedestal wash basin, heated towel rail and W.C.

Bedroom 2
Another good-sized double bedroom with a rear aspect window, built-in wardrobe storage and an en-suite shower room comprising shower, heated towel rail, pedestal wash basin and W.C.

Third Floor
Mezzanine Floor
Set within the eaves of the roof, this excellent space is particularly versatile and enjoys superb views from a small balcony across Bembridge Harbour and its approaches. Currently arranged as ancillary accommodation with four single beds, it could alternatively be utilised as a home office or hobbies area.

Outside
A block-paved area to the front provides parking in front of the garage. To the rear, bi-folding doors open onto an attractive garden





terrace with rear pedestrian gate. The property also benefits from a range of balconies from each floor.

Services

Mains electricity, water and drainage. Heating is provided by a gas-fired boiler with unvented cylinder and delivered via radiators.

Tenure

The property is offered freehold.

Council Tax

Band C

EPC Rating

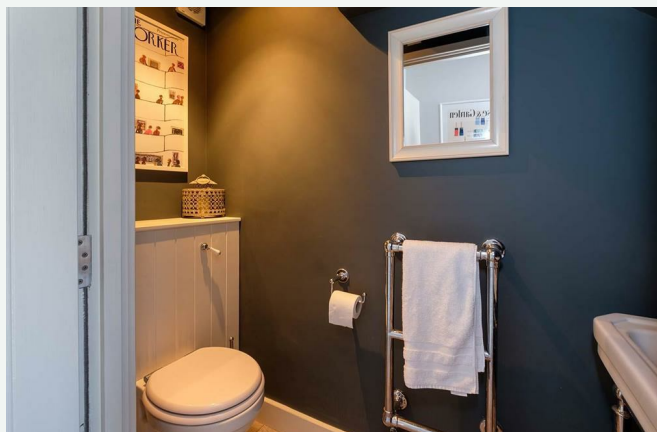
C

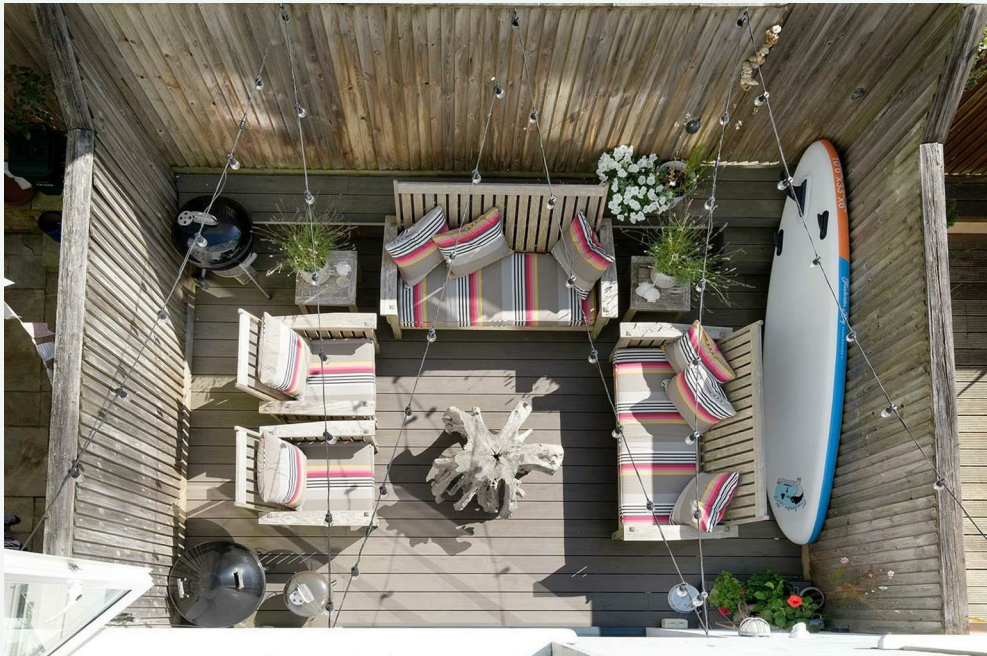
Postcode

PO35 5NU

Viewings

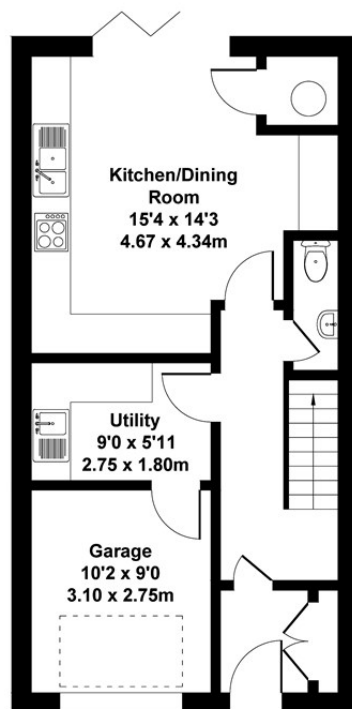
All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



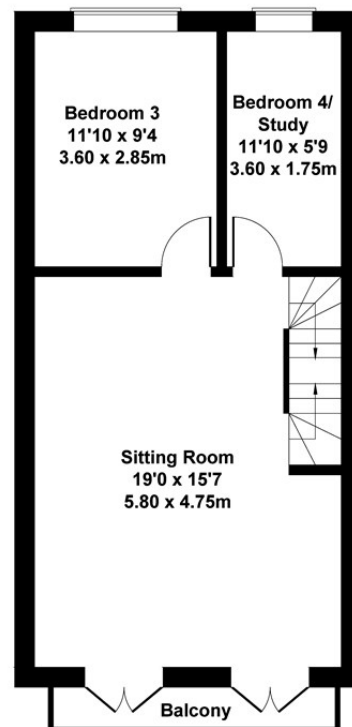


2 Harbourview

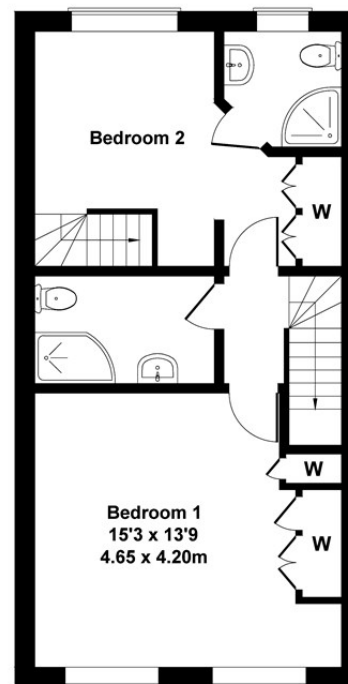
Approximate Gross Internal Area
1851 sq ft - 172 sq m



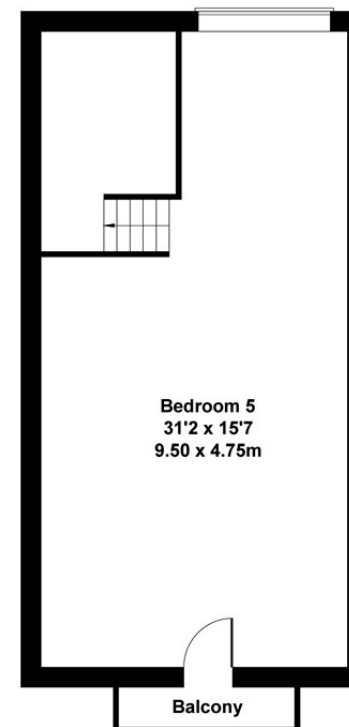
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD 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.

Produced by Potterplans Ltd. 2020

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.