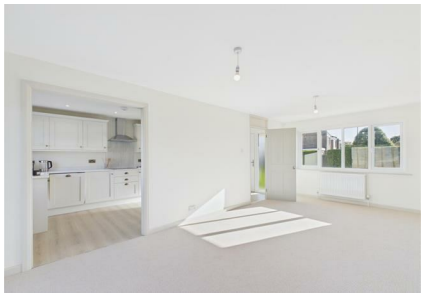
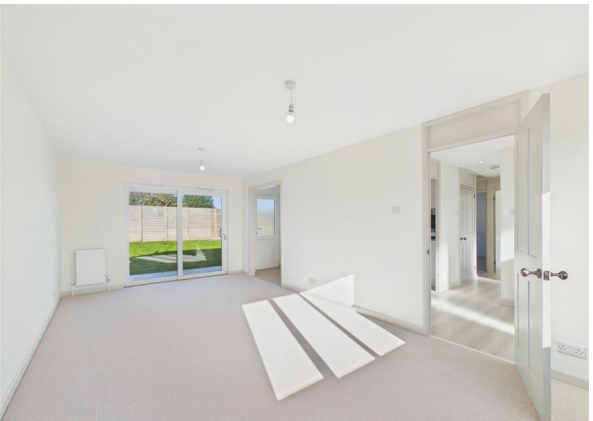
35 Downs View Road, Bembridge, PO35 5QT
Guide Price £397,500
EPC Rating: C Council Tax Band: D

ELLIOTT LINCOLN
ESTATE AGENTS & ASSOCIATES
Reassuringly familiar, refreshingly new









35 Downs View Road, Bembridge, PO35 5QT
Guide Price £397,500
Council Tax Band: D

Situated in a highly desirable central position within Bembridge, this superb three-bedroom bungalow has been comprehensively renovated and refurbished to offer immaculate, modern living.

Inside, every detail has been thoughtfully updated, from the crisp contemporary new kitchen and sleek bathroom to the new heating system, electrics, and high-performance windows and doors. The property features off-road parking, a garage, and a private, west-facing rear garden with a scenic backdrop over the adjacent recreation ground. Perfect as a comfortable primary home or an effortless coastal getaway, the property puts village amenities, local schools, beaches, and sailing clubs right on your doorstep. Bembridge is situated on the most easterly point of the Isle of Wight, lying behind the spectacular headland of Culver. There's much to occupy visitors to this beautiful, unspoilt and historic corner of the Island with numerous walks, nature trails, beautiful beaches to explore and local leisure facilities are able to cater for the more energetic of us.

ENTRANCE HALL

A welcoming and spacious entrance hallway sets an immediate tone of warmth and light. Finished with stylish engineered wood flooring, this inviting central corridor provides seamless access to all principal reception rooms and bedrooms. Practical touches include access to the loft space as well as a dedicated airing cupboard, fully equipped with plumbing and electricity for a washing machine.

KITCHEN

This brand-new, modern kitchen is thoughtfully designed with an impressive array of sleek floor and wall-mounted storage units. Fully equipped for contemporary living, it features a large built-in fridge freezer, integrated dishwasher, a four-ring electric hob with an overhead extractor fan, and a convenient eye-level built in oven. Enjoying lovely views over the rear garden, with direct door access outside. THROUGH TO:

SITTING & DINING ROOM

Bathed in natural light from its dual-aspect design, this spacious reception room creates an inviting atmosphere for relaxation and entertaining. Large sliding patio doors open directly onto the rear garden and patio, seamlessly blending indoor and outdoor living. Soft carpet underfoot adds a layer of warmth and comfort.

BEDROOM 1

A well-proportioned double bedroom offering peaceful views out over the private rear garden.

BEDROOM 2

A bright double bedroom with lovely outlooks over the front garden and private gravelled driveway.

BEDROOM 3

A good-sized single bedroom featuring pleasant views overlooking the rear garden. ideal as a guest room or home office.

BATHROOM

This spacious brand-new bathroom is stylishly appointed with both a full-sized bath and a separate walk-in shower featuring sleek sliding glass panel doors. A modern wash hand basin is set atop a generous vanity unit offering ample storage beneath, accompanied by a WC and a contemporary heated towel rail.

OUTSIDE

The property is approached via an expansive gravelled driveway providing ample off-road parking for 3 to 4 vehicles, alongside a substantial garage equipped with power and lighting. Side gated access leads to a delightfully secluded west facing rear garden, predominantly laid to lawn and complimented by a large Indian sandstone patio, ideal for outdoor dining and summer entertaining.

GARAGE

16'4 X 13'00 (4.98m X 3.96m)
Detached garage with "up & over" door.

SERVICES

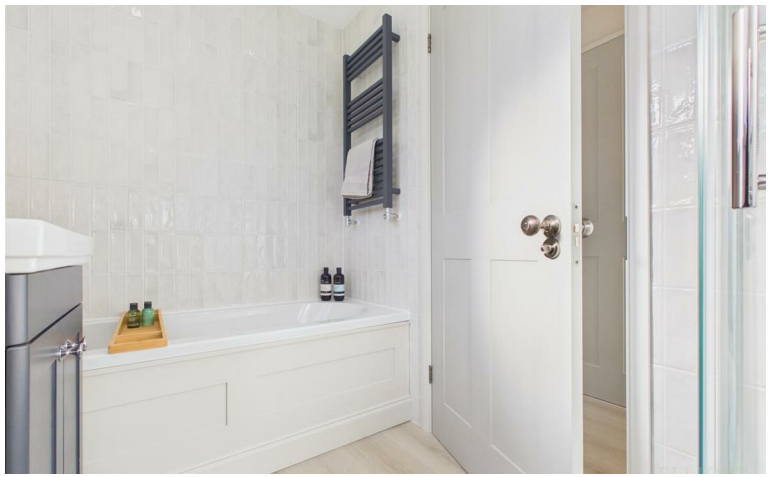
Mains water, electricity, gas, and drainage. Heating via gas boiler and wall mounted radiators

VIEWINGS

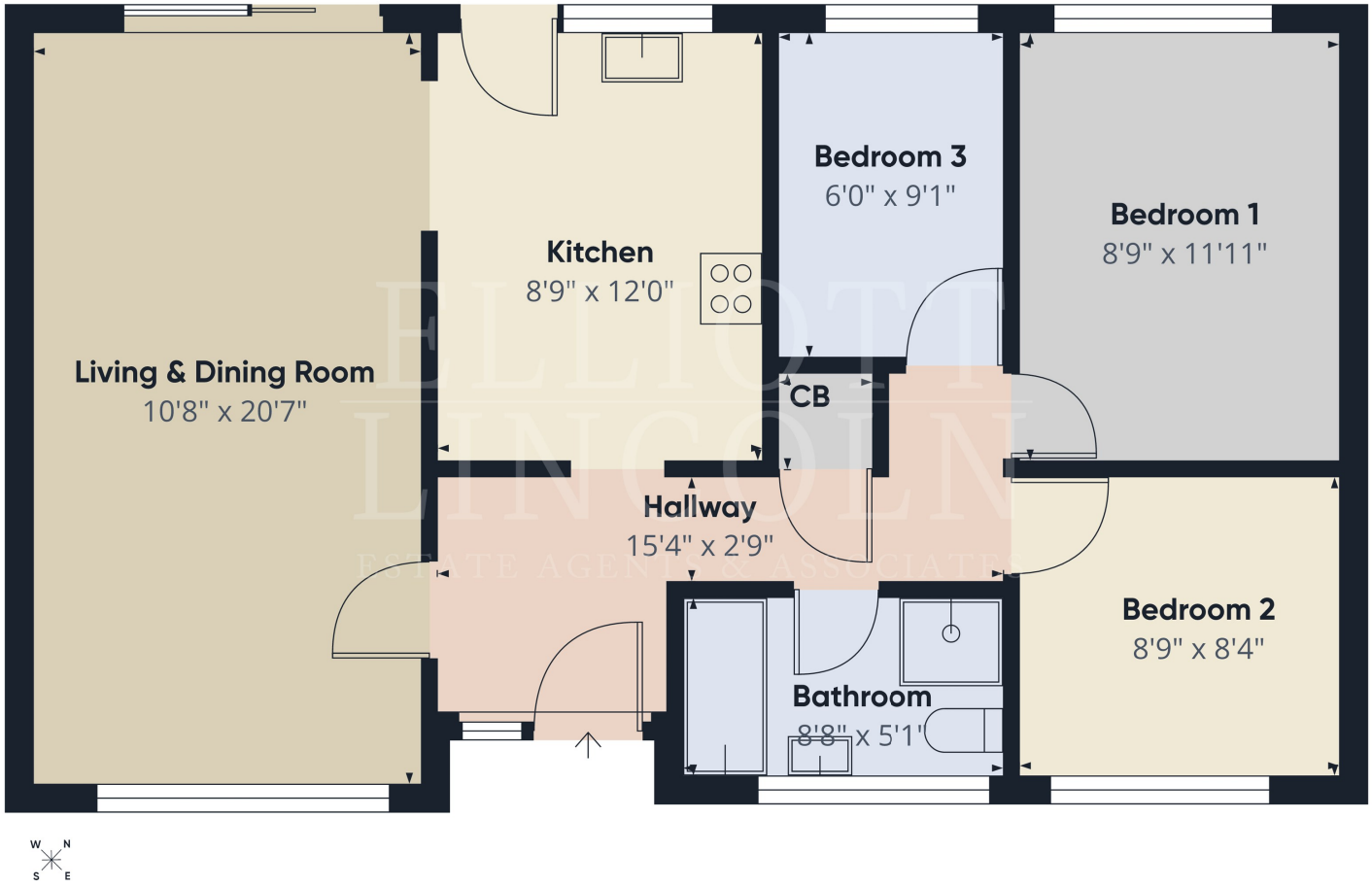
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