

Flat 4, Birdham Court Steyne Road, Bembridge, PO35 5XH

Asking Price £190,000

EPC Rating: C Council Tax Band: C

**ELLIOTT  
LINCOLN**  
ESTATE AGENTS & ASSOCIATES

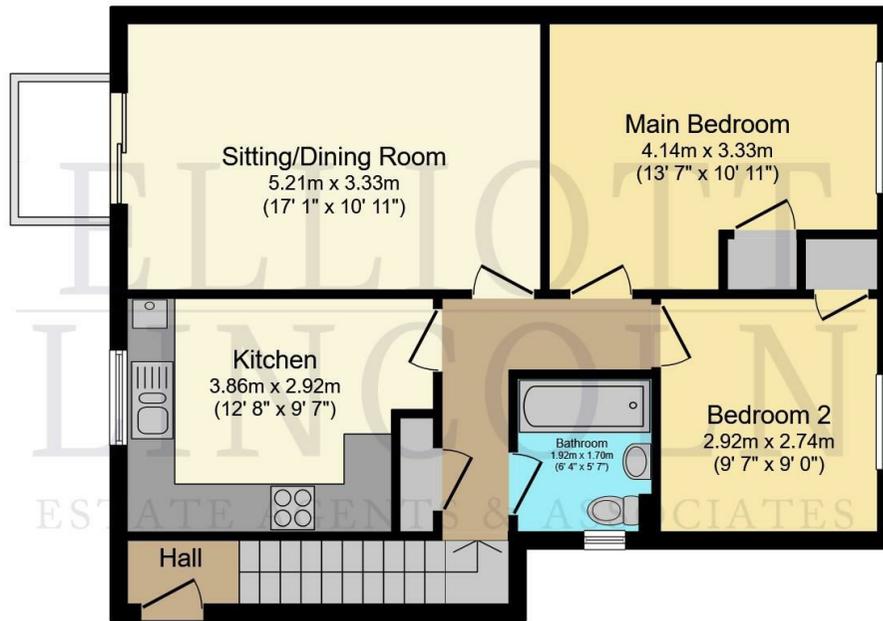
*Reassuringly familiar, refreshingly new*



A bright and beautifully practical first-floor two-bedroom apartment with a private entrance, sunny front balcony via sliding glazed doors, allocated parking, outside storage and communal grounds, all within easy reach of Bembridge village and the coastal path.

Call or WhatsApp: 01983 642622  
office@elliottlincoln.co.uk  
www.elliottlincoln.co.uk

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Floor Plan

Floor area 64.3 sq.m. (692 sq.ft.)

Total floor area: 64.3 sq.m. (692 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 76                      | 78        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |