

SPENCE WILLARD



2 Harbour Villas Newlands, St Helens, Isle of Wight, PO33 1TZ

A charming period house with Solent views and modern, open-plan living space, off-road parking, and an idyllic location just off St Helens Green and close to the harbour.

VIEWING

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2 Harbour Villas is a comfortable three-bedroom family home with extended living space, sunny enclosed gardens, ample off-road parking, and a sought-after location. This circa 1930s pebbledash rendered semi-detached house has been sympathetically extended to include a downstairs shower room, an enlarged kitchen, and an open-plan dining and living area overlooking the garden. There is also an excellent deck to the rear with a south-westerly aspect, a new summer house, and a gated driveway providing plenty of parking. Due to its elevated position, plenty of side and rear space, the property feels very spacious and light with great views.

Internally, the property is very well-presented, featuring uPVC double-glazed windows, some of which have been recently replaced. There are original features such as skirting boards and picture rails, while the modern, spacious kitchen and practical accommodation layout make for a particularly comfortable and relatively low maintenance holiday home, family residence, or permanent home.

2 Harbour Villas is set in charming position on a 'no through road' which has the village green at the top and then pedestrian access at the bottom to the harbour via Mill Road at the bottom. The small but vibrant village of St Helens has two village shops, two restaurants, a pub and a coffee shop, together with an antiquarian bookshop and excellent access to Bembridge Harbour, (approximately 600m distant) with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of very good beaches nearby in Bembridge, St. Helens and Seaview.

Accommodation:

Ground Floor

The entrance boasts a pitched tile roof storm porch over the original Edwardian door, which is painted blue and fitted with stained glass inset. Hallway with understairs cupboard and picture rails.

Sitting Room

A well-proportioned room with a decorative original fireplace and bay window overlooking the front, offering a southeasterly aspect.

Shower Room/W.C.

Tiled floors with a shower cubicle, Ideal Standard wash basin, and W.C.

Kitchen

The kitchen flows into the dining and living area and features a full range of under-counter and wall-mounted storage units, worktop lighting, an

integrated dishwasher, oven, ceramic hob with extractor over, and a composite sink with a mixer tap. There is space and plumbing for a fridge and washing machine, along with a side door providing access, and an area for coats and boots.

Living & Dining Area

An excellent family space with double doors opening into the garden. There is ample room for a large dining table and a sitting area at the end with dual aspect windows overlooking the garden.

First Floor

The original staircase leads to a light gallery with a door accessing a decked balcony, which enjoys glorious views towards Bembridge and The Solent.

The first floor comprises three bedrooms, two generous doubles and a bathroom with a panelled bath, pedestal wash basin, heated towel rail, and W.C. The bathroom may benefit from some updating.

Outside

The house enjoys an elevated position, offering far-reaching views from the first floor and balcony of Brading Haven Yacht Club, the harbour, marshes, Culver Down, Whitecliff Bay to the south, and across The Solent to the mainland in the east.

The gardens are low-maintenance with a gated driveway accessing a block-paved driveway with space for three or four cars, leading toward a new timber summer house with power and lighting. Beyond, a large private deck with rope balustrades, ideal for outdoor dining and entertaining. The house is set back from the road behind a picket fence.

Services

Mains electricity, water, and drainage. Heating is provided by a gas-fired boiler located in the cupboard in the kitchen, delivering heat via radiators.

Tenure: The property is offered freehold.

Council Tax: Band D

EPC Rating: C

Postcode: PO33 1TZ

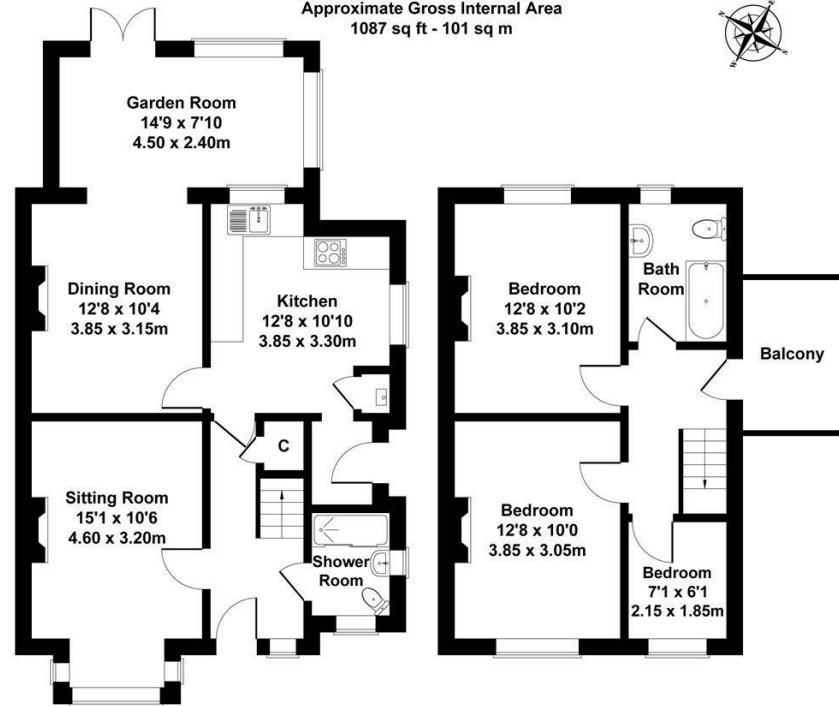
Viewings

Strictly by prior appointment through the sole selling agent, Spence Willard.



2 Harbour Villas

Approximate Gross Internal Area
1087 sq ft - 101 sq m



GROUND FLOOR

FIRST 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.

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