

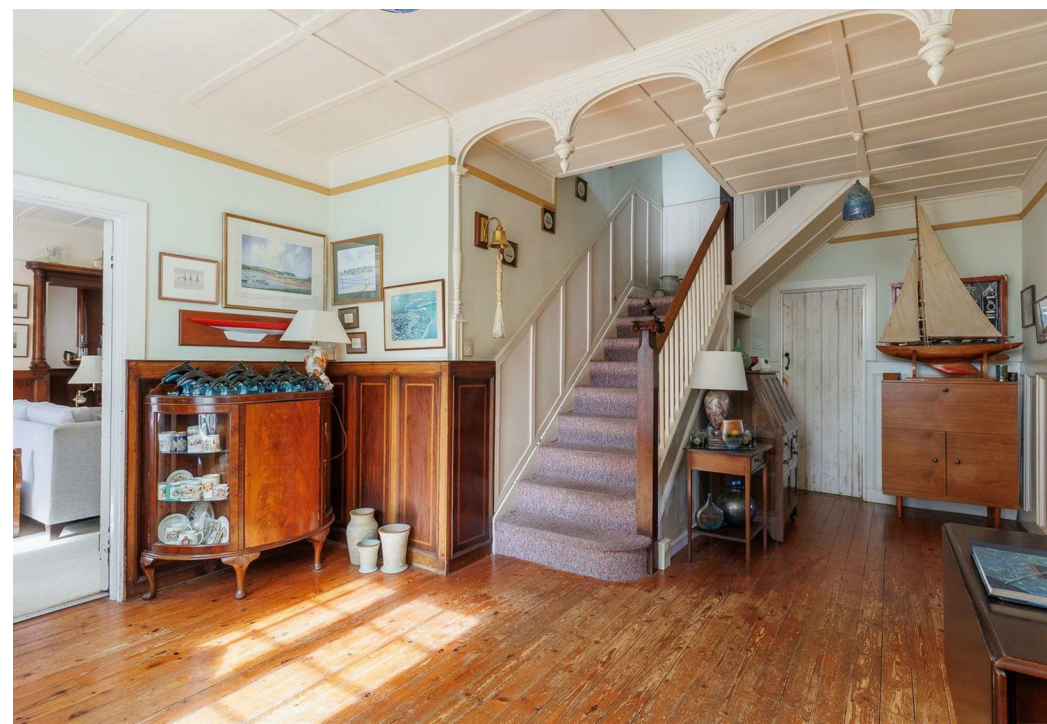
The Gables Swains Road, Bembridge, PO35 5XR

Price Guide £1,300,000

EPC Rating: D Council Tax Band: G

ELLIOTT
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ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



A distinguished family home built in 1923, set within a generous 0.37-acre plot on the highly sought-after Swains Road, just a short stroll from sandy beaches and the heart of Bembridge village. Offering spacious and characterful accommodation, the property provides a wonderful balance of charm, practicality and potential, with light-filled living spaces, a welcoming kitchen and dining area, a beautiful established garden and a garage providing useful parking and storage. Positioned in one of the Isle of Wight's most desirable addresses, this is a rare opportunity to secure a substantial family home in an exceptional coastal village setting.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	