

# SPENCE WILLARD



Seascape Beach House Lane, Bembridge, Isle Of Wight, PO35 5TA

*Situated on a quiet sought after lane a few moments walk from the beach and with sea views, this impressive five bedroom house offers unique décor and open plan layout with garaging and gardens to the rear enjoying a sunny southerly aspect.*

VIEWING

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Seascape is found in an idyllic position on a quiet lane next to the beach and has been beautifully styled by the current owner to provide an exceedingly comfortable and interesting house with plenty of accommodation extending to up to five bedrooms and three bathrooms. There is also a lift connecting the floors with an upside down arrangement, taking in the view from prime rooms and incorporating an impressive open plan sitting room, dining and kitchen with vaulted ceilings and balconies front and rear. The internal spaces of this attractive house boast a range of beautifully curated materials and techniques with a coastal theme and make the property an island getaway for holidays or as a family home in this premium location.

Seascape is superbly located in close proximity to Lane End Beach and slipway and within easy walk of the coastal path. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs, and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger, with freshly caught fish off the boats, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). The Fast Cat and Hover Craft, providing high speed passenger links to Portsmouth, is located in Ryde, providing access to the mainland in under 10 minutes.

Accommodation  
Ground Floor

Entrance

With glazed storm porch canopy over flag stone steps, the front door incorporates a large glazed sidelight and key code entry lock with stainless steel pull bar.

#### Hallway

An inviting space with LED lighting set within timber façade, colourful carpet striped runner leading up the stairs, coir matting and plenty of space for hanging coats. Under stair cupboard and further storage space.

#### W.C./Shower Room

Tiled to mid height with vanity unit wash basin and walk-in shower.

#### Bedroom 2

A substantial bedroom with wood flooring and built-in wardrobes. Large picture window with plantation shutters overlooking the front aspect.

#### Ensuite Bathroom

Incorporating panelled bath with shower over, overhead heater, wall-mounted wash basin and W.C.

#### Utility Room

Saloon style louvered doors and worktop over space and plumbing for a washing machine, tumble dryer, sink and large cupboard housing wall-mounted combination Vaillant boiler.

#### Bedroom 4

A doubled bedroom enjoying a garden outlook.

#### Bedroom 5/Study

Overlooking the garden and with access to the patio, this is an excellent room with space for a double bed or for use as a study.

#### First Floor

Contemporary stair rises with carpeted runner to a light filled galleried landing accessing the balcony through sliding doors. Loft access to partially boarded space.

#### Bedroom 3

A good sized double bedroom with feature fitted wash stand and dual aspect windows overlooking the garden and access to :-

#### Shower Room

Accessing between two bedrooms, this 'Jack and Jill' bathroom incorporates panelled walls to picture shelf height with shower enclosure with power shower, vanity unit wash basin, towel rail over a vintage style radiator and W.C.

#### Bedroom 1

An attractive room with dual aspect windows with plantation shutters, one of which being floor to ceiling enjoying direct sea views. There is built in wardrobe storage and access to the shower room. There is an enclosed lift accessing the landing in the downstairs hallway concealed within the built-in wardrobes. Vintage style radiator.

#### Sitting Room

A superb reception room with vaulted ceiling and sliding doors with plantation shutters onto a balcony overlooking the sea. There is a log burning stove set upon a slate hearth and directional down lighting mounted on wired tracks.





#### Open Plan Kitchen and Dining Space

Semi open plan to the sitting room, this is an ideal entertaining or family space with patio doors onto a large south facing balcony overlooking the garden. The kitchen is a contemporary design and consists of a full range of storage cupboards, a large 1.5 bowl ceramic sink with mixer tap over, integrated ceramic hob, built in storage and space and plumbing for a fridge/freezer.

#### Outside

Situated on a quiet private lane, Seascape benefits from an 'in and out' gravelled driveway with space for several cars in front of the integrated garage. There is access on both sides to the rear which is beautifully landscaped with a range of hardy coastal herbaceous shrubs, hedge and trees including various olive, fern and palm. With minimal maintenance there is a gravelled area and small lawn with large newly constructed decked area, a new galvanised metallic staircase leading to a large private balcony off the kitchen, ideal for outdoor dining. There is also a greenhouse, three small sheds and two external power and water points available.

#### Garage

A useful space with high ceilings and roller automated door, there is power and lighting laid on and a workshop area to the rear.

#### Miscellaneous

Beach House Lane is a private road with maintenance shared among the 15 residents with an informal agreement to provide a small payment of £55pa for any maintenance to signage or road servicing as and when required. Further details available by request from the agent.

#### Services

Mains electricity, water and drainage, heating is provided by a gas fired boiler located in the utility room and delivered via radiators. There are rented solar PV panels mounted on the roof delivering 2kw to the home buyer.

#### Tenure

The property is offered freehold.

#### EPC Rating

C

#### Council Tax

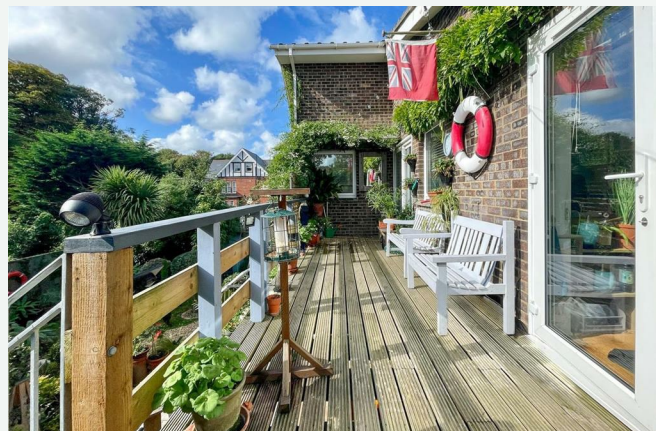
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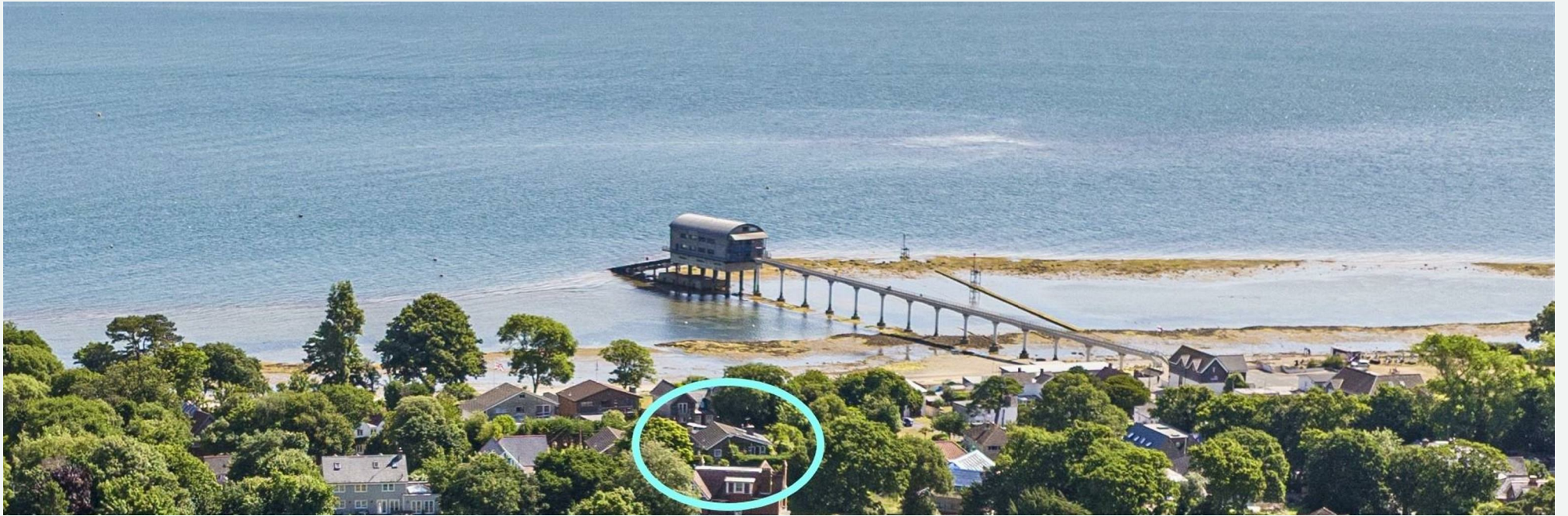
#### Postcode

PO35 5TA

#### Viewings

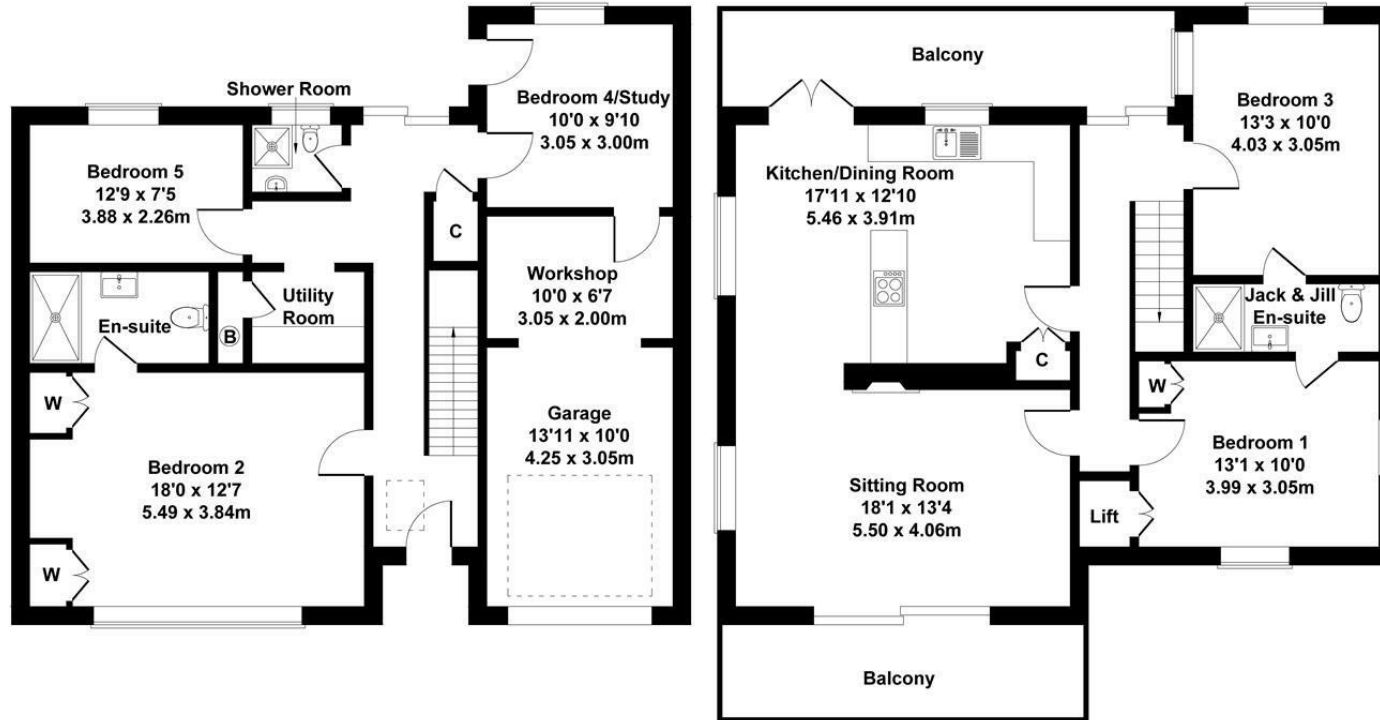
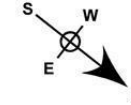
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





# Seascape

Approximate Gross Internal Area  
1668 sq ft - 155 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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