

SPENCE WILLARD



8 Port St Helens Embankment Road, St. Helens, Isle of Wight, PO33 1XG

A beautifully refurbished townhouse in a prime position on the water's edge of Bembridge Harbour with private roof terrace and incredible, diverse views of the sea and surrounding countryside.

VIEWING

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Following a comprehensive and exceptional refurbishment and remodelling with architecture, interior design and construction by Coast IOW Ltd, a local company renowned for producing a high quality finish, this luxurious lifestyle home has the option of a boat mooring right outside the property and enjoys views of the harbour entrance, eastern Solent and across to the mainland. Whilst on the southern side, there are unique rural views over the RSPB nature reserve and toward Culver Down. Boasting a wealth of high specification finishes, features and modern materials this executive property incorporates zoned underfloor and App controlled zoned under floor heating on all levels as well as sleek directional LED spot lighting, glazed balconies, low-maintenance cedar clad exteriors and a range of high-end brands in bathroom interiors and kitchen appliances. Number 8 provides an ideal family home or 'lock up and leave' holiday home or let residence.

Ideally situated on the harbour quay and the causeway leading to the sand dunes of the Duver and family friendly beach. Priory Bay, National Trust's Dover, Bembridge Windmill, and Culver Down are all within easy reach. There are a good range of shops within Bembridge including a butcher, florist, bakery, delicatessen, fishmonger and farm shop, in addition to cafes and restaurants. The small but vibrant village of St Helens has a village shop, two restaurants and a pub, together with an antiquarian bookshop. Bembridge Harbour has extensive mooring facilities, whilst there are also numerous beaches perfect for swimming, kite-surfing, paddle boarding and beach-combing all easily accessible from the property. The FastCat, providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation

Ground Floor

Entrance

A covered entrance with composite door benefitting from remote video operated opening from the upper floors.

Reception Hallway

Clever use of windows on each landing means there is plenty of light and great rural views, incorporating luxury vinyl floors, two storage cupboards with plenty of space for coats and boots and separate W.C. /Cloakroom with limestone tile walls, hidden cistern, vanity unit wash basin and W.C.

Bedrooms 3 + 4

Two double bedrooms with ensuite shower rooms, integrated wardrobes and sliding patio doors to the rear gardens.

Utility Room

A superbly well-equipped cave incorporating a substantial range of deep cupboards and worktop with sink, space and plumbing for washing machine and tumble dryer, heated towel rail, plenty of coat hanging space and a rear door to the store room / garage.

First Floor

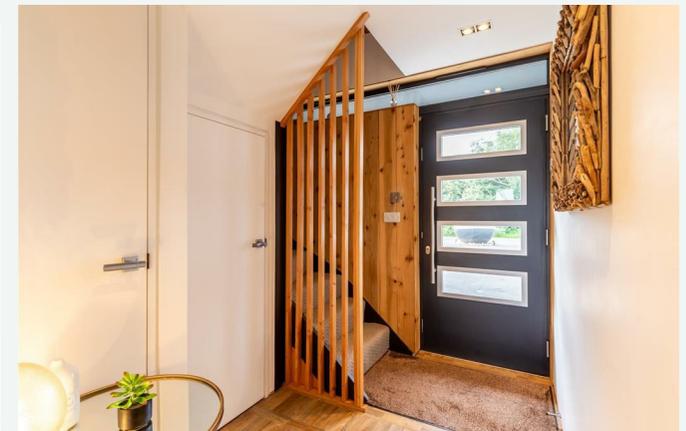
Staircase with automatic guide lights and feature cedar clad walls rise to a galleried landing with uniquely designed study in the window overlooking the nature reserve. Sliding timber doors open to the Open Plan Living Area/Dining Room. This stunning room has views to the front and rear with sliding doors onto a large balcony laid with low-maintenance composite decking with glazed balustrade. The kitchen is a beautifully curated space and boasts an impressive German made 'Nolte' wood range of storage units and pan drawers, Corian worktops with twin basins, mixer tap and instant hot Caple filtered water as well as an Italian Barazza gas hob with hidden extractor over, twin oven and two integrated Miele dishwasher. This impressive family space has a fantastic kitchen island with breakfast bar seating, separate dining area and there is plenty of seating space for use as a family room or snug, with a contemporary free standing log burning stove situated by the window.

Second Floor

Stairs arrive at another galleried landing which has also been cleverly apportioned with utility/cupboard space and enjoys a distant view across the nature reserve.

Bedroom 1

An incredible principal suite incorporating a large bedroom with vanity unit and built-in dressing area with louvered cupboard. There is also a large ensuite bathroom with limestone tiles, copper satin taps, heated towel rail and shower. Sliding doors access a private balcony overlooking the harbour.





Bedroom 2

Built in storage, views over the nature reserve and there is a separate shower room off the landing.

Third Floor

A unique addition to Number 8 and part of the remodelling is a glazed structure providing an ideal additional reception space with incredible 360°. There is a small kitchenette area with sink and space for a fridge/freezer whilst sliding doors access a stunning roof terrace with seating area space and plumbing for a hot tub and all in all creating an idyllic space to enjoy the comings and goings of the harbour, wildlife, passing shipping and cruise liners in the distance and sunsets on the horizon.

Outside

The balconies and roof terrace are ideal spaces for entertaining and taking in the views but there is also a lawn garden at the rear of the property between the house and the harbour edge. Parking for several cars is found at the front.

Garage/Store

The utility room has been built into the garage leaving a large store with high ceilings, shelving and concrete floors, also housing boiler, water cylinder and ground floor underfloor heating manifold.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler and unvented cylinder located in the garage and delivered by underfloor heating. The zoned underfloor heating is controlled by a 'Nest' App enabled thermostat, which is also linked to the smoke and Co2 alarms.

Tenure

The property is offered freehold

Council Tax

E

EPC Rating

C

Postcode

PO33 1XG

Viewings

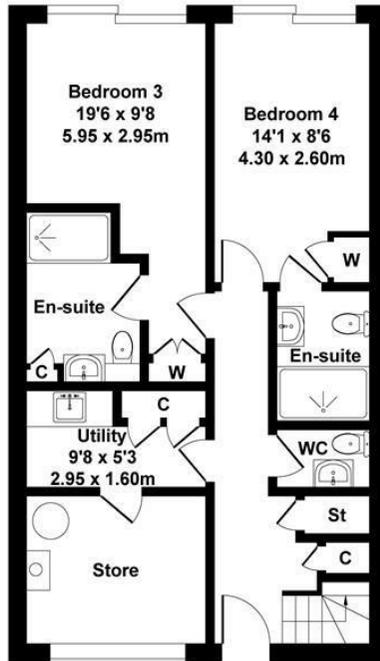
Strictly by prior arrangement with the sole selling agents Spence Willard



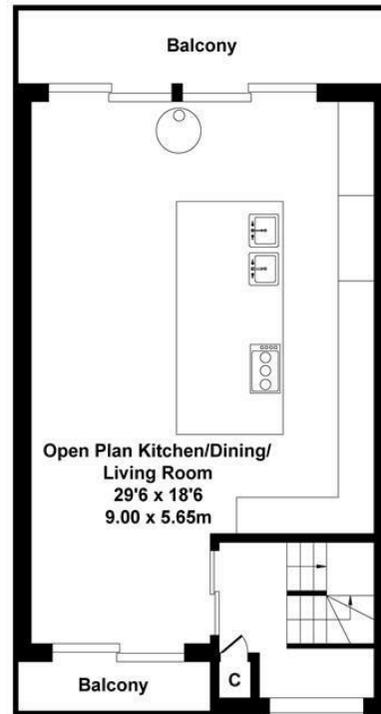


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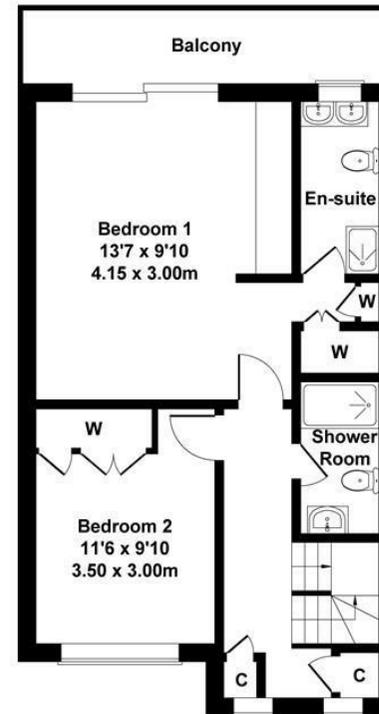
Approximate Gross Internal Area
1927 sq ft - 179 sq m



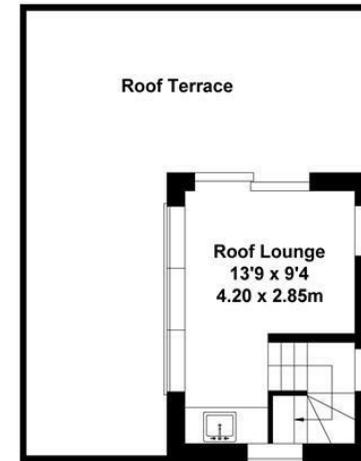
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOP 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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