

SPENCE WILLARD



Seasalt, 12 Forelands Field Road, Bembridge, Isle Of Wight, PO35 5TP

A beautifully presented and fully refurbished three bedroom property with landscaped gardens and excellent holiday letting potential, a short walk from the beach.

VIEWING

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Seasalt was comprehensively refurbished in 2015 to produce a particularly attractive family home with off-road parking and enclosed landscaped garden. Inside there are three well-proportioned bedrooms with two bathrooms, one of which is ensuite and a versatile open plan living area and kitchen. The comprehensive refurbishment included re-wiring, plumbing, a kitchen, bathrooms, plantation shutters and wood flooring to finish as well as a modern and stylish decoration inside and out. The painted brick elevations match the slate of the roof and painted timber double glazed windows with alloy guttering, bi-fold doors to the rear patio. The house is perfectly situated a short walk from one of Bembridges best beaches and would therefore be ideally situated as a family home or holiday home with proven income from holiday letting. In the previous three years (2021, 2022 and bookings for 2023) the turnover has averaged £20,000 if let throughout the peak weeks. More information on lettings is available upon request.

Bembridge

The village 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 nearby town of Ryde (7 miles) where there are hi-speed ferry links to Portsmouth.

The Island

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old.

Accommodation

Entrance

With under stair storage including a utility cupboard housing tumble dryer and washing machine and plenty of space for hanging coats.

W.C.

Integrated lockable wall storage, pedestal wash basin and W.C.

Open-Plan Living Area

An excellent dual-aspect family space with engineered oak wood flooring and cladded tongue and groove walls with a bespoke bank of storage shelving. Bi-folding doors to the rear garden.

Kitchen

A beautifully designed kitchen with a range of under-counter shaker style storage units incorporating a water dispensing fridge/freezer and Stoves range cooker with extractor over. Butler sink with chrome mixer tap over, integrated dishwasher, tiled splash backs and LED spotlighting throughout.

First Floor

The first floor comprises of three double bedrooms of a good size and equal proportions benefiting from a pleasant outlook with distant sea glimpses. Carpeted floors and plantation shutters, there is also an ensuite with large walk-in shower, heated towel rail, pedestal wash basin and W.C. in addition to a family bathroom with panelled bath with shower over, travertine tiles to walls and floor, pedestal wash basin, heated towel rail and W.C. Loft access from the landing.

Outside

To the front there is parking for two cars with a low-level hit and miss fence. Side access leads around to a pleasant rear garden which is largely laid with dark stone slab. The borders consist of feather edge fencing and coastal herbaceous shrubs and there is plenty of room for outdoor dining and entertaining.

Services

Mains electricity, water and drainage. Heating is provided via gas fired boiler and delivered via radiators.

Tenure

The property is offered Freehold

Postcode

PO35 5TP

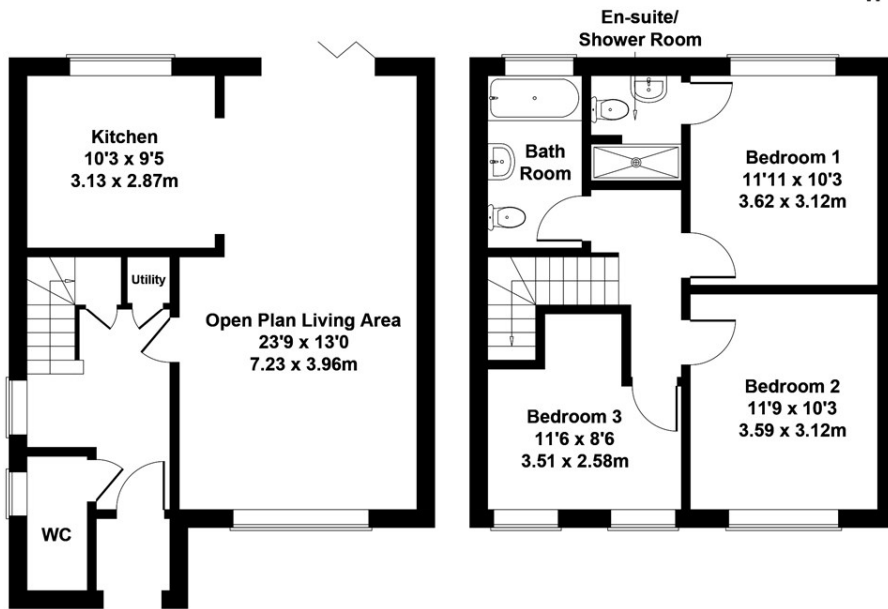
Viewings

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



Seasalt - 12 Forelands Field Road

Approximate Gross Internal Area
1180 sq ft - 110 sq m



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.

Produced by Potterplans Ltd. 2018



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