

SPENCE WILLARD



44 Foreland Road, Bembridge, Isle of Wight, PO35 5XW

Offering a generous range of accommodation, large garden and the benefit of a tastefully recently completed renovation, this period property is situated in the heart of Bembridge village.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



44 Foreland Road is arranged over three floors and comprises a wealth of well-proportioned accommodation filled with character and extending to five bedrooms with two bathrooms. Superb reception space and includes an open plan kitchen, dining and living area connected to the garden as well as a large and light separate sitting room and dining room. The gardens extend in a south westerly aspect some 150 feet and are landscaped with a patio for outdoor dining and entertaining. These properties are particularly popular among families and also for use as a holiday home with convenient access to all that Bembridge has to offer.

Situated moments from the village centre Bembridge boasts a good range of shops including a butcher, florist, bakery, refillery, delicatessen and fishmonger in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst there are also numerous beaches. The FastCat ferry providing high speed passenger links to Portsmouth, is located in Ryde approximately 7 miles away.

Accommodation
Ground Floor

Entrance
Storm porch over original timber door with stained glass inset with windows to the side and above.

Porch
Plenty of space for hanging coats and lantern over.

Hallway
With attractive feature tiled floor running the length of the hallway, high ceilings, picture and dado rails with deep skirting boards and vintage style radiator.

Sitting Room/Dining Room
An impressive dual aspect room with fireplace housing iron and tiled surround and stone mantle. Bay window overlooking the front aspect and window in the dining room overlooking the garden.

Kitchen/Living Area
Newly fitted, the kitchen comprises particularly attractive range of navy blue fronted under counter storage cupboards and tall larder pull out, with white wall cupboard storage and also incorporating twin composite sinks with mixer tap over, Neff five ring induction hob with extractor over, mid level oven, grill and microwave. There is also an integrated wine cooler and Neff dishwasher. The oak worktops also provide a breakfast bar seating area and an island in the middle. Space and plumbing for a fridge and freezer. At the end of this great family space is a large area with space for a dining table as is currently arranged a living area with TV points, tall radiator and bi-folding doors to the garden.

Utility Room/W.C.

A useful space with shelving and worktop over, space and plumbing for a washing machine and tumble dryer, separate W.C. and pedestal wash basin.

First floor

Carpeted stairs to a galleried landing with two airing cupboards, one housing immersion water tank and linen shelving. The first floor comprises three particularly generous double bedrooms with period features, including deep skirting, picture rails and at the front a large picture window, whilst the room at the rear enjoys garden views and there is also a built in wardrobes in two of the rooms.

Family Bathroom

Incorporating a panelled bath, vanity unit wash basin, heated towel rail, W.C.

Shower Room

Newly fitted family shower room with tiled floor and walls, heated towel rail, shower, pedestal wash basin, bidet and W.C.

Second Floor

With galleried landing and Velux window providing plenty of natural light. There are two large double bedrooms which are newly decorated with carpeted floors and a further loft store or office space at the rear.

Outside

The house is set back from the road behind a gravelled front garden with iron rail pedestrian gates and side access to rear gardens which extend to 150 ft. The garden is quite a special place bordered by mature hedging, herbaceous shrubs and specimen trees on one side but is largely laid to lawn with various fruit trees and two garden sheds. Immediately outside of the bi-folding doors is a landscaped patio with planted borders and southerly aspect which is perfect for outdoor entertaining.

Services

Mains electricity, drainage and water. Heating is provided by a newly replaced gas fired boiler located in the kitchen with remote operated thermostat and delivered via radiators with a separate underfloor heating system in the kitchen/living area.

EPC Rating

D

Tenure

The property is offered Freehold

Council Tax

Band E

Postcode

PO35 5XW

Viewings

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



44 Foreland Road

Approximate Gross Internal Area
1981 sq ft - 184 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.
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