

SPENCE WILLARD



1 Howgate Close, Bembridge, Isle of Wight, PO35 5TG

Occupying a spacious corner plot, this impressive property is nestled within landscaped gardens and with a glimpse of the sea which is only a few hundred metres away.

VIEWING

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1 Howgate Close benefits from a range of garden space with a sunny southerly aspect including an enclosed and very private garden with patio ideal for outdoor dining and well tended lawns to the front creating a beautiful backdrop and setting for the property. The accommodation extends to three double bedrooms, one with an ensuite W.C. there is also a separate shower room, kitchen/breakfast room, a large sitting room with sunny dual aspect garden outlook as well as a garden room and a garage attached to one side. There is plenty of parking on the driveway in front of the garage and the property overlooks its wonderfully well-presented gardens with a view along Paddock Drive to the sea.

The property is well located in a sought after cul-de-sac with close proximity to local amenities, the beach and coastal paths. 1 Howgate Close is a short walk from the beach, accessed from the end of Paddock Drive. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst the village has a good range of shops, including fishmongers and a family run butchers, in addition to cafes and restaurants.

Accommodation
Groundfloor

Entrance
Storm porch over a glazed front door with windows either side.

Hallway
A spacious entrance hallway with plenty of space for hanging coats and a large airing cupboard housing modern combination boiler. Hatch accessing loft space which is boarded and insulated for storage.

Sitting Room
This is a generous sized triple aspect room with sliding doors onto the garden and a central freestanding wood burning stove on a slate hearth. Sea glimpses and a garden outlook.

Bedroom 1
A large double bedroom overlooking the front aspect

Bedroom 2
A good sized bedroom with ensuite W.C.

Shower Room
Recently refurbished with tiled walls and floor. Walk in shower, wall mounted vanity unit wash basin, heated towel rail and W.C.

Bedroom 3

Double bedroom overlooking the garden patio.

Kitchen/Breakfast Room

A substantial family space incorporating a full range of undercounter and wall-mounted storage units with tiled splash backs. Integrated oven/grill with microwave over. Dark wood worktops, ceramic hob with extractor over and a 1.5 bowl stainless steel sink with mixer tap over and space and plumbing for a dishwasher. There is space and plumbing for an American style fridge/freezer. A kitchen island offers further worktop space or breakfast bar dining with space and plumbing for a washing machine and there is a dining room beyond.

Garden Room

A superb edition with southerly aspect enjoying garden views, a versatile space it is currently arranged as a reception room, but could offer dining space, hobbies room or a study.

Outside

The gardens of this property are a particular feature with various areas beautifully landscaped with pathways and planting to provide a tranquil and very private space within the walled enclosure. There is also a lawn area, potting shed, vegetable patch and further garden to the front with planted beds comprising agapanthus, various shrubs and specimen trees. A gravelled driveway offers parking for several cars to the front with picket fence accessing a driveway in front of the garage.

Garage

Attached to the house with door to the garden room is a garage with up and over door with power and lighting laid on.

Services

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

Tenure

The property is offered freehold

Council Tax

Band D

EPC Rating

D

Postcode

PO35 5TG

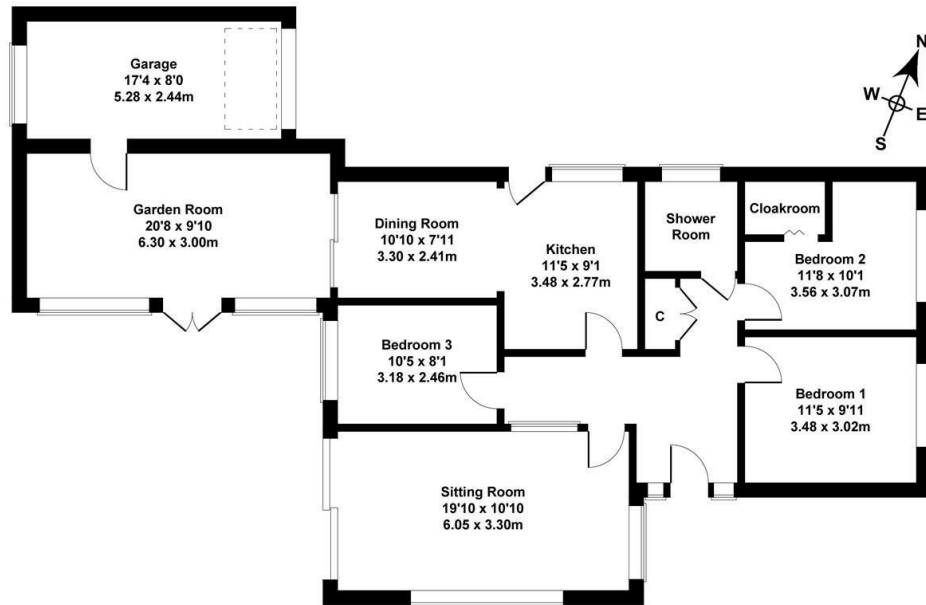
Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard



1 Howgate Close

Approximate Gross Internal Area
1012 sq ft - 94 sq m



GROUND 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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