

SPENCE WILLARD



18 Nelsons Quay, St. Helens, Ryde, PO33 1TA



*An impressive top-floor apartment with far-reaching views, set within a superb coastal location close to Bembridge Harbour, St Helens Green and the long sandy beaches of the eastern shoreline.*

VIEWING

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This light and spacious apartment offers well-balanced accommodation with an elevated outlook and coastal walks, ideal for those seeking a permanent home or island retreat near the sea. The property forms part of a well-maintained development in one of the area's most desirable settings, within easy reach of the harbour, village amenities, and excellent sailing waters.

The well-proportioned accommodation includes a generous 19 ft sitting/dining room with sliding doors opening to a private patio, a separate contemporary kitchen, two double bedrooms, one with an en-suite shower room and a further bathroom. Additional benefits include gas central heating, double glazing, communal gardens and an allocated parking space. The property is offered for sale chain-free.

18 Nelsons Quay is located adjacent to harbour quay and the causeway leading to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has a village shop, restaurant and a pub together with an antiquarian bookshop and excellent access to nearby Bembridge Harbour, with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven nearby with Bembridge village offering a good range of shops, cafes and restaurants in addition to an excellent fishmongers, butchers and farm shop. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Bembridge and Priory Bay.

**Accommodation**

**Entrance Hall**

A spacious hallway with telephone entry system, radiator, dado rail and wall-mounted thermostat. Double doors open to a deep cloak/storage cupboard.

**Sitting/Dining Room**

A generous sized reception room with large double-glazed window and sliding doors to the front, enjoying an outlook over the gardens.

**Kitchen**

A separate, modern fitted kitchen with a range of white cupboards and drawers beneath contrasting work surfaces. Inset 1½ bowl sink unit, built-in gas hob with oven under and extractor over, integrated fridge/freezer, dishwasher and washing machine. Tiled splashbacks, wall-mounted 'Biasi' boiler, and frosted double-glazed window to the side.

**Bedroom 1**

A large double bedroom with double-glazed window overlooking the gardens.

**En-suite Shower Room**

Comprising a fully tiled pedestal wash basin and low-level W.C.

**Bedroom 2**

Another good-sized double bedroom with double-glazed window to the rear.



#### Bathroom

Fitted with a white suite comprising panelled bath with mixer-shower attachment, pedestal wash basin and low-level W.C. Tiled to mid height walls with full tiling to bath area, tiled flooring.

#### Outside

To the front is a private gravelled and paved seating area – perfect for enjoying the outlook – with a communal lawned garden to the rear.  
Parking: Allocated parking for one vehicle.

#### Tenure

Leasehold with balance of a 999 year long lease. Annual service charge includes building insurance and external maintenance and is approximately ???? per annum. Managing agents: John Rowell.

Council Tax  
Band C

EPC  
Rating C

Postcode  
PO35 5XP

#### Viewings

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

#### Important Notice

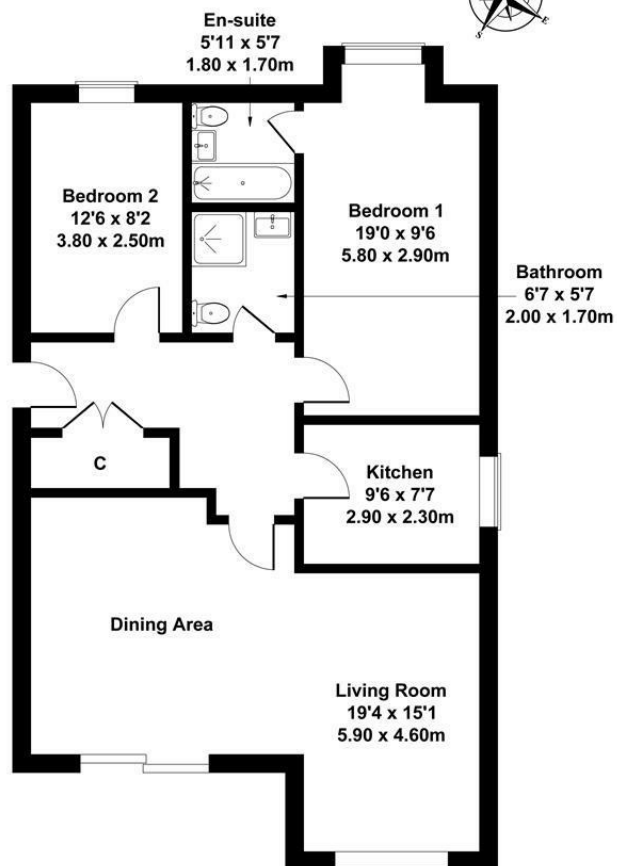
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## 18 Nelsons Quay

Approximate Gross Internal Area  
915 sq ft - 85 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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