

SPENCE WILLARD



Apartment 3, Silver Sands Church Road, Bembridge, Isle of Wight, PO35 5AA

*Occupying a ground floor corner of this purpose built McCarthy & Stone retirement development. This two bedroom apartment is in immaculate condition and overlooks pretty gardens.*

VIEWING

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Beautifully presented throughout the apartment has been well-maintained and enjoys a sunny westerly aspect overlooking the landscaped communal gardens. The apartment is located on the ground floor and benefits from open plan living space including a sitting room with space for a dining table, a fully fitted kitchen, two double bedrooms, separate shower room and the principal bedroom with walk-in wardrobe and a wet room style ensuite.

A location conveniently situated a short flat walk to local amenities, Silversands is purpose built in 2015 with communal areas and hallways for socialising, reading, coffee and television as well as games clubs and hosting visitors. There is also a laundry room, coffee making facilities and a buggy park room with electric charging points. There are guest suites available for visitors, which can be booked in advance, and there is car parking space which is allocated to each apartment, with additional spaces for visitors. An onsite house manager is present in the mornings to assist with any problems residents may have. Good use of quality materials and workmanship make for an attractive development and environment, with beautifully landscaped gardens which incorporate patio spaces with tables and chairs all surrounded by lawned gardens and well-tended flower beds. Bembridge.

Situated in the village centre and within walking distance to Bembridge Harbour from which you can access superb country walks and along the coast to Priory Bay or Culver Down and beyond. There are a good range of shops within Bembridge including a butcher, florist, bakery, fishmonger, pharmacist and farm shop in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities, whilst there are also numerous beaches. The Fastcat, providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

**Accommodation**

Entrance Hall

With deep walk-in storage cupboard housing boiler and consumer unit. Intercom entry system.

**Sitting Room**

Spacious dual aspect room with triple glazed bay window overlooking the rear gardens. Telephone, TV and Satellite points.

**Kitchen**

Fitted with a comprehensive range of floor and wall mounted storage units, a stainless steel sink, integrated electric oven and grill with electric hob and extractor over. Integrated fridge and freezer and garden outlook.

#### Bedroom 1

A generous double bedroom overlooking the gardens. Telephone and tv points, large walk in wardrobe with fitted rails and shelving. Ensuite shower room with generous sized shower.

#### Bedroom 2

A well-proportioned room with plenty of wardrobe storage.

#### Shower Room

Fully tiled and fitted with a generous sized walk in shower, W.C. vanity unit wash basin, heated towel rail and emergency pull cord.

#### Services

Mains electric, drainage and water. Heating is provided by gas fired boiler and delivered via underfloor heating.

#### Miscellaneous

A bracelet alarm is available in addition to the pull cords fitted within the apartment.

#### Tenure

Leasehold. 125 year lease from January 2015.

#### Ground Rent

£425 pa

#### Service Charge

£2,555 pa (payable 6 monthly)

#### EPC Rating

B

#### Council Tax

B

#### Tenure

The property is offered Leasehold, with a balance of 125 years from 2015.

#### Post Code

PO35 5NT

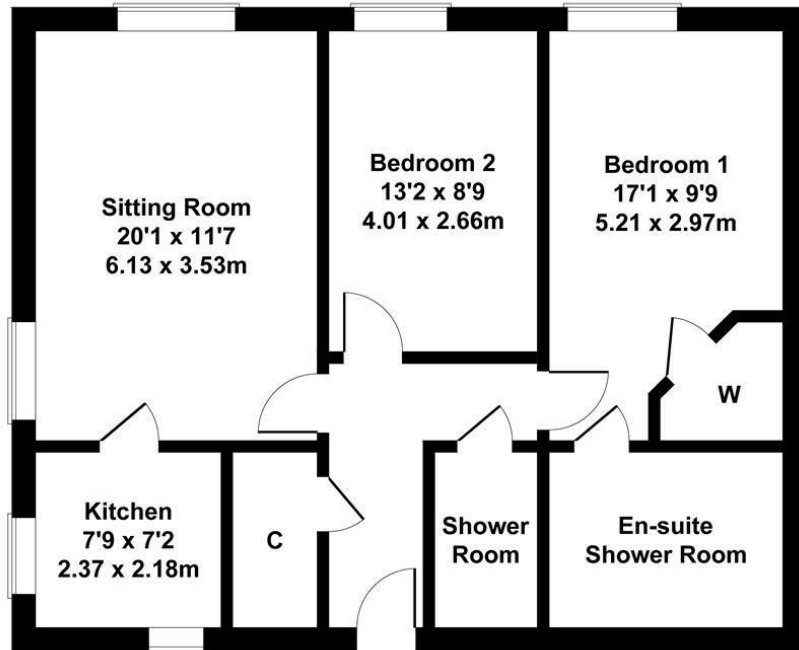
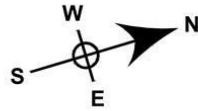
#### Viewings

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



# 3 Silver Sands

Approximate Gross Internal Area  
753 sq ft - 70 sq m

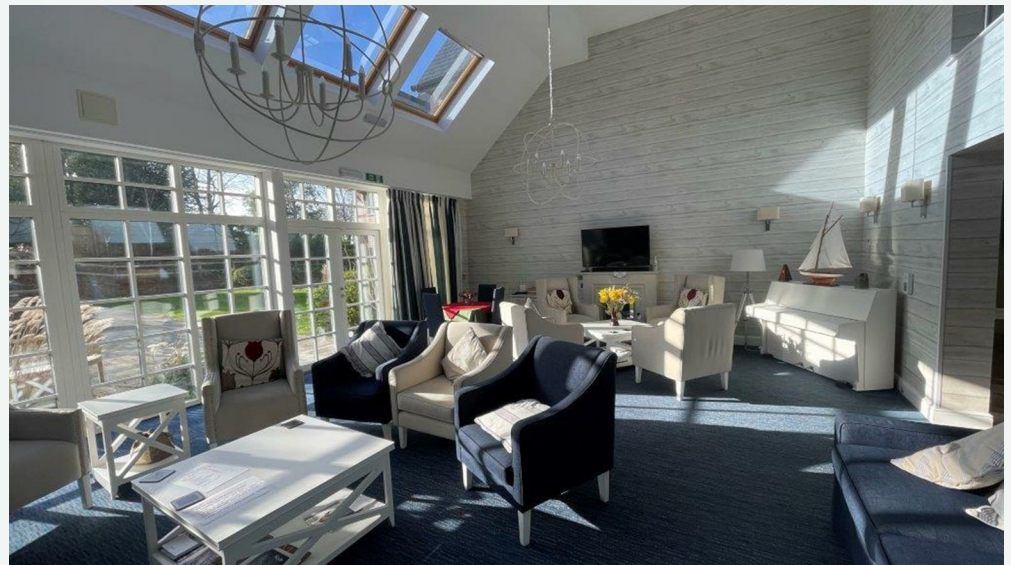


## GROUND FLOOR

### 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.

Produced by **Potterplans Ltd. 2022**



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