

SPENCE WILLARD



10 North Wells Ducie Avenue, Bembridge, Isle of Wight, PO35 5NF

A light and well presented three bedroom apartment occupying the first floor of this beautiful building on Ducie Avenue only a short walk to the beach.

VIEWING

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Situated in the grounds of a former school which was converted into apartments in approximately 1986, North Wells is an attractive period building, with no10 offering a well appointed three bedroom apartment, enjoying views over communal gardens and also at the rear out to sea. In addition to access to the communal gardens, there is a private balcony off the sitting room. The accommodation is spacious and light, with three bedrooms and two bath/shower rooms. With relatively low maintenance as gardens and buildings are maintained by a management company, this property is an ideal lock up and leave. There is off road parking for the owner and visitors.

Tucked away on a tree-lined avenue, North Wells is only a short walk from the village centre and Bembridge Harbour which has extensive mooring facilities and two sailing clubs, while the village has a good range of shops, cafes, and restaurants in addition to an excellent fishmongers, butchers and farm shop. The coastal path crosses Ducie Avenue adjacent to the property meaning there is direct access to walking routes to the harbour, a plethora of stunning beaches and further to Culver Down and Brading RSPB marshes, all excellent for picturesque countryside walks.

Accommodation

Entrance

Stairs provide access to four apartments in the annexe part of the building.

Hallway

With cupboard housing electric consumer unit. Plenty of space for hanging coats and hatch accessing a loft space.

Kitchen

With a full range of undercounter and wall mounted shaker style storage units, incorporating a 1.5 bowl composite sink with mixer tap over and 'insinkerator' waste disposal, there is also a four ring Neff ceramic hob with extractor over, Neff mid level oven and microwave/grill. Integrated fridge/freezer and space and plumbing for a dishwasher and washing machine. The kitchen window overlooks the communal gardens and there is space for a small breakfast table.

Open Plan Dining and Living Area

This well-proportioned room has a balcony overlooking the communal gardens and plenty of space for a dining table, chairs and sofas. Free standing electric fire style heater.

Bedroom 1

Is a good sized double bedroom with built in wardrobe storage and sea glimpse to the rear.

Bedroom 2

A good size double with plenty of wardrobe storage enjoying a sea view.

Bedroom 3

A smaller yet still double bedroom with built in storage and view to the sea.

Bathroom

With tiled walls and floor, there is a panelled bath with shower over, heated towel rail, pedestal wash basin and W.C.

Shower Room

With shower, W.C. and wall mounted wash basin. Tiled walls and floors.

Outside

Accessed through rendered pillars on the sought after Ducie Avenue a gravelled driveway sweeps in where there is plenty of parking for all residents and visitors. Tucked away overlooking large lawned communal gardens, North Wells enjoys a peaceful and private spot.

Services

Mains electricity, water and drainage. Heating is provided by electric storage heaters with immersion tank for hot water. Copper based fibre internet and phone service also connected.

Tenure

The property is offered with the remainder of a 999 year lease granted in 1987 and all residents have a share of the Freehold. There is a variable annual service charge of around £1,700pa (2024/2025 forecast) which includes maintenance (for the new block only) along with management of the communal gardens and insurance, this includes £25 pa ground rent. The North Wells Management Company LTD comprising of the 12 residents. The lease restricts against short term holiday letting, however assured short hold tenancy letting is permitted. Pets are permitted, however dogs must not cause a nuisance and be kept on a lead in communal areas.

Council Tax

Band E

EPC Rating

Rating D

Viewings

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

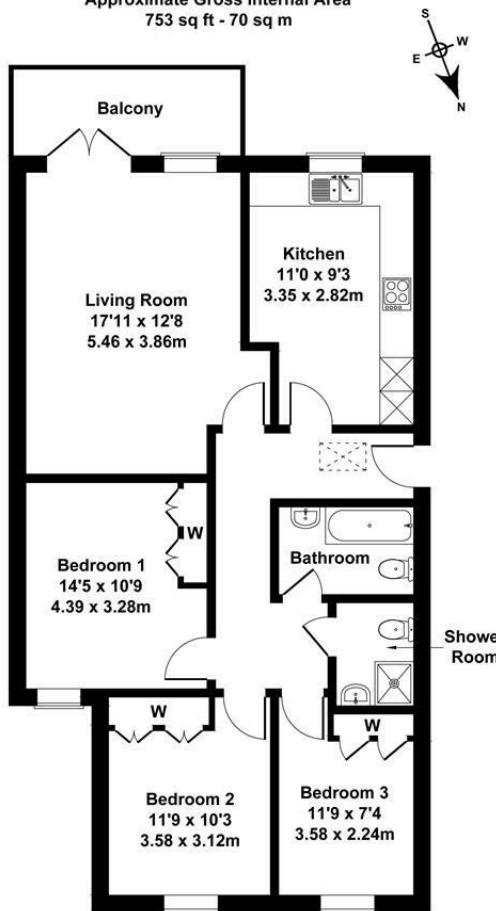
Postcode

PO35 5SA



10 North Wells

Approximate Gross Internal Area
753 sq ft - 70 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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