

SPENCE WILLARD



Burntwood, 117 Howgate Road, Bembridge, Isle of Wight, PO35 5TQ

*A short walk from Forelands Beach, this four bedroom house offers spacious accommodation, enclosed gardens, off road parking and a detached garage.*

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK

01983 873000

WWW.SPENCEWILLARD.CO.UK



Burntwood is a particularly well appointed house boasting a range of generous reception rooms in addition to four bedrooms, three of which are doubles and arranged over two floors. A spacious home in a fantastic, quiet yet convenient village location with generous enclosed garden that would make an excellent permanent or holiday home and there is also scope to extend or modify the house.

Superbly located in close proximity to Forelands Beach and slip way with access to the coastal paths and fantastic walks to Culver Down and Bembridge Beaches as well as village amenities at Lane End Road. The Crab and Lobster Pub is also a short walk away. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger, with freshly caught fish off the boats, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). The Fast Cat and Hover Craft, providing high speed passenger links to Portsmouth, is located in Ryde, providing access to the mainland in under 10 minutes.

Ground Floor

The kitchen is particularly spacious with access to the garden through double doors and a utility room to one side while a dual aspect sitting room opens to a conservatory extending to the rear providing an additional versatile space. A downstairs bedroom can

double as another family room or office and currently benefits from built in wardrobes, picture rails and a window overlooking the front aspect. There is also a downstairs shower room, W.C. and enclosed porch. Windows have been upgraded to double glazed, uPVC high specification self-cleaning glass throughout also with LED down lights in the kitchen.

#### First Floor

The first floor consists of three bedrooms, two of which are large doubles with built in wardrobe storage and windows overlooking the front and/or rear. There is plenty of eaves storage and a wash basin in bedrooms 1 and 2. There is potential to partition bedroom one to add an ensuite shower room. There is enough space as shown in the photographs with the lines marked on the floor, as well as water supply nearby and an option for a new soil pipe to connect along the front wall and to the drainage.

#### Outside

The gardens of Burntwood are relatively low-maintenance and are largely laid to lawn at the front and rear. There is a large gravelled driveway with parking for several cars and a detached garage. The rear garden has a sunny aspect and is enclosed with fencing on three sides and a paved terrace, all providing a blank canvas, and plenty of space for adding an ancillary office or outbuilding.

#### Services

Mains electricity, water and drainage, heating is provided by gas fired boiler located in the kitchen and delivered via radiators. There is High Speed fibre broadband available at the property.

#### Tenure

The property is offered freehold.

#### EPC Rating

C

#### Council Tax

Band F

#### Postcode

PO35 5TQ

#### Viewings

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

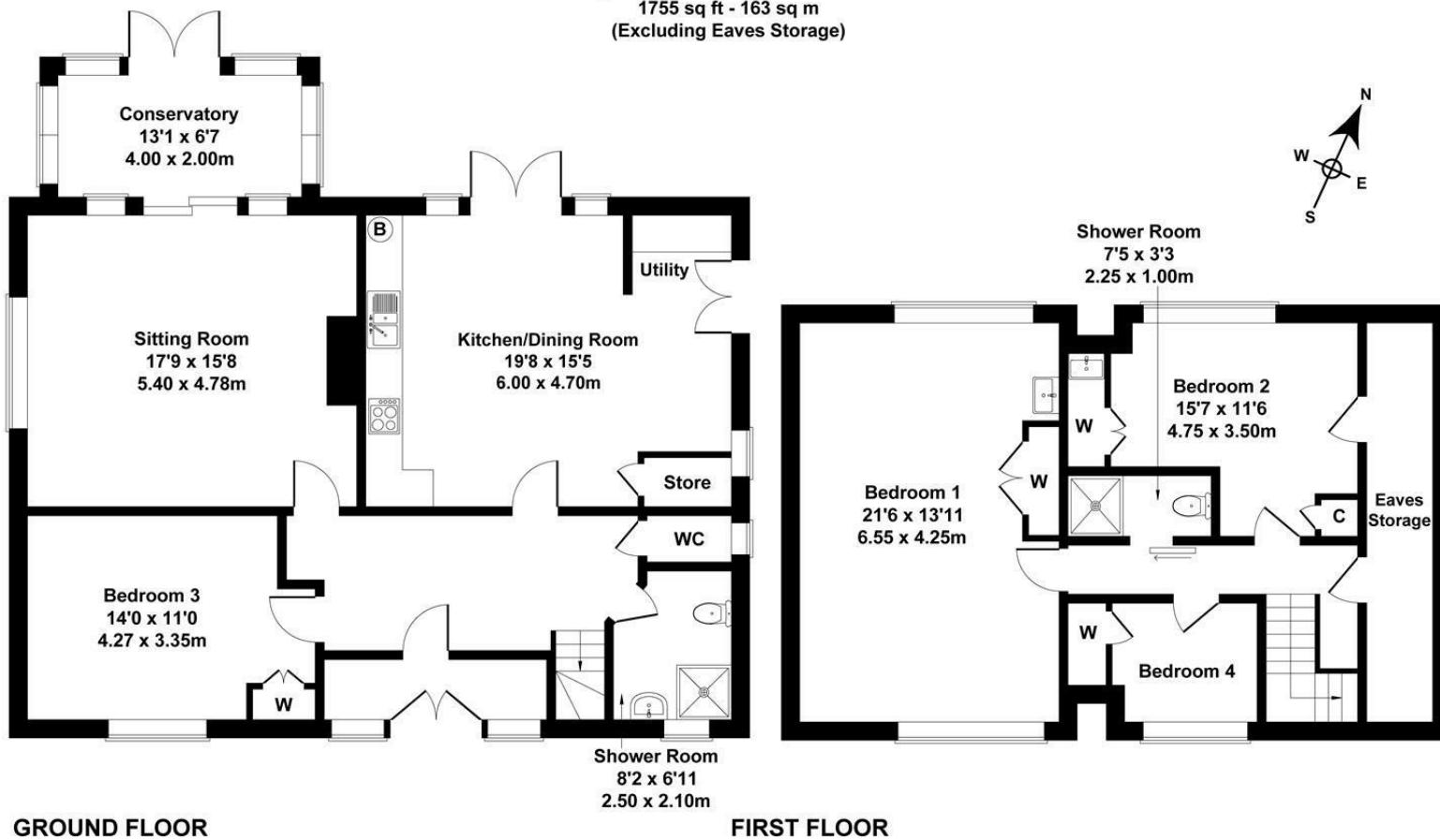






# 117 Howgate Road

Approximate Gross Internal Area  
1755 sq ft - 163 sq m  
(Excluding Eaves Storage)



## 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. 2025

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.