

2 Harbour Strand

BEMBRIDGE, ISLE OF WIGHT

SPENCE WILLARD





THE PROPERTY & SETTING

A remarkable contemporary harbourside home

Commanding an elevated position overlooking Bembridge Harbour, the dunes and The Solent, this extensively remodelled townhouse combines contemporary architecture with beautifully considered interiors.

Arranged over four floors, approximately 2,400 sq ft of internal accommodation is complemented by a further 517 sq ft (48 sq m) of balconies and terraces. Its top-floor living space opens directly onto a substantial roof terrace with panoramic sea views across the harbour and coastline.

Across the road lie the beach and harbour, with sailing, coastal walks and waterside activity on the doorstep.

Bembridge village offers a range of independent shops, cafés and restaurants, with walks towards St Helens, Priory Bay and Culver Down. Ryde provides high-speed passenger ferry links to Portsmouth, with connecting trains to London Waterloo.





LIVING & OUTDOOR SPACE

Living above the harbour

The entire top floor is given over to open-plan kitchen, dining and living accommodation, designed around the panoramic harbour outlook.

Full-width bi-folding doors open onto a substantial roof terrace, creating a seamless connection between indoor living and outdoor entertaining.

Extending approximately 7.2m by 3.6m, the terrace has glazed balustrades that preserve views across the dunes, Bembridge Harbour and towards St Helens and The Solent.

A place to enjoy the boats, shifting light and coastal scenery throughout the day.





KITCHEN & ENTERTAINING

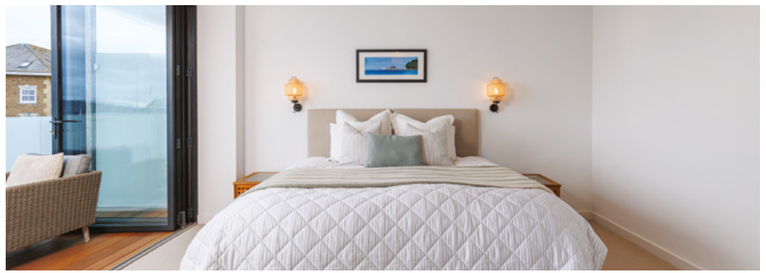
Made for gathering

The contemporary kitchen combines understated cabinetry with quartz worktops, integrated Bosch appliances and an instant hot and filtered water tap. A separate pantry provides practical storage.

Beyond the kitchen, dining and sitting areas share an effortless connection with the terrace, creating a versatile setting for hosting friends and family while enjoying a view of boats in the harbour and approaches.

The property showcases artisan craftsmanship and the skill of an experienced developer with a background in one off high end projects, and is offered following PCC assessment of the works.





FIRST FLOOR

A private coastal retreat

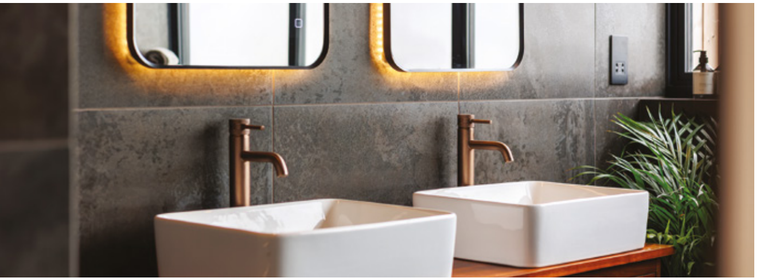
The principal bedroom is conceived as a tranquil retreat, with wide glazed doors opening to its own sheltered terrace overlooking the harbour.

A dedicated dressing area features fitted storage and leads through to a beautifully appointed ensuite bathroom. The arrangement gives the suite a sense of separation and privacy within the house.

Up to five further bedrooms offer flexible accommodation for family members or guests.

The first floor also accommodates two additional bedrooms alongside the principal suite.





BATHROOMS & FINISHES

Attention to every detail

The principal ensuite has been designed with the same care as the living spaces, incorporating a walk-in shower, twin vanity basins and contemporary fittings.

A broad picture window draws the harbour scenery into the room, while richly textured porcelain surfaces and warm timber cabinetry create a refined contrast.

Three further shower rooms, including two ensuites, are beautifully finished and ensure excellent convenience for guests and family.

Attention to detail extends beyond the property's design, with carefully planned lighting, underfloor heating throughout, smart heating controls, solar photovoltaic panels and enhanced insulation delivering excellent comfort and energy efficiency, reflected in the high EPC (B) rating.





FLEXIBLE ACCOMMODATION

Light and open versatile space

At raised ground-floor level, a light-filled entrance lobby leads to a separate sitting room with doors to a balcony, together with an ensuite double bedroom and cloakroom.

On the lower-ground floor, a garage and utility area sit alongside versatile rooms suitable for uses such as a home office, hobbies or games, or ancillary accommodation, subject to any necessary consents. A separate shower room and an external rinse-off shower add practicality for coastal living.







EVENING ATMOSPHERE

Sunset over the harbour

The outlook is every bit as compelling as the day draws to a close. From the top-floor living room and terraces, the harbour takes on a different character as the lights begin to appear across the water.

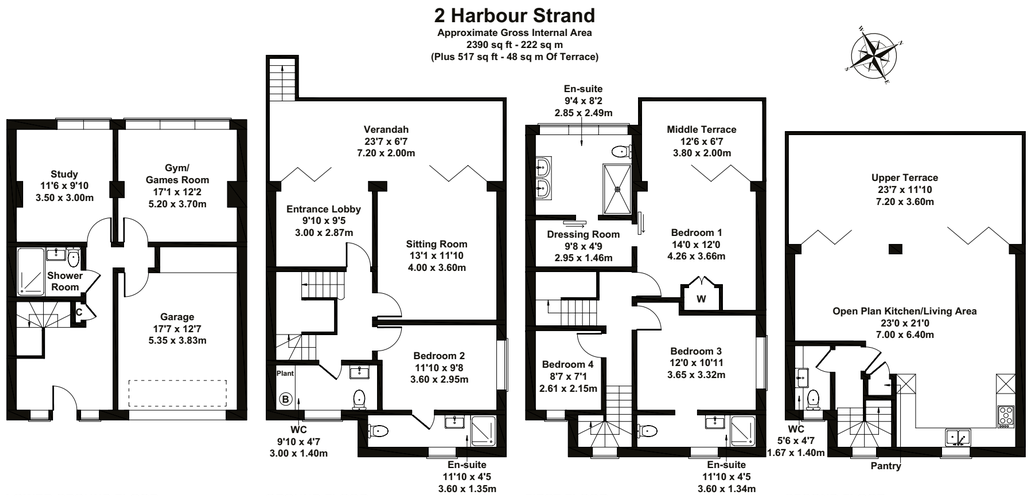
From here, the changing light can be enjoyed across the harbour, with the sun setting over the Downs to the west.

FLOORPLANS

Accommodation across four levels

2 Harbour Strand

Approximate Gross Internal Area
2390 sq ft - 222 sq m
(Plus 517 sq ft - 48 sq m Of Terrace)



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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SPECIFICATION & VIEWING

Considered for modern coastal living

ACCOMMODATION
Approximately 2,400 sq ft (222 sq m) of internal accommodation, together with approximately 517 sq ft (48 sq m) of balconies and terraces.

COMFORT
Gas boiler; unvented hot-water cylinder; individually zoned, mobile app-controlled underfloor heating and towel radiators throughout.

TECHNOLOGY
4kW solar PV installation; Cat 7 cabling and provision for wireless repeaters. Provision for an electric vehicle charging point and battery storage is available by separate negotiation.

TENURE & RATINGS
Freehold. Council Tax Band E. EPC Rating B.

ARCHITECTURE, PARKING & STORAGE
Timber-clad elevations, anthracite aluminium glazing and glass balustrades; low-maintenance gravelled areas to front and rear; off-road parking, garage, storage and external access for boating equipment.

PROFESSIONAL CONSULTANTS CERTIFICATE
A Professional Consultants Certificate (PCC) is provided; details and scope can be obtained by the agent.

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

BEMBRIDGE@SPENCEWILLARD.CO.UK | 01983 873000 | WWW.SPENCEWILLARD.CO.UK

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