

SPENCE WILLARD



2 Old Bembridge House, Kings Road, Bembridge, Isle of Wight, PO35 5NT

A beautifully refurbished of a period property with off road parking and an enclosed outside space a short walk from the beach and harbour.

VIEWING

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2 Old Bembridge House is an attractive terrace house, set within a charming regency building with white rendered elevations and an array of original period features and character. The property has been refurbished in recent years to a high standard, ideal for use as a holiday home. Comprising of two excellent double bedrooms and two bathrooms, one of which is ensuite there is also a converted loft area providing ancillary accommodation or study. The interiors are tastefully decorated complimenting the charming features of the building with a large sitting room incorporating log burning stove and open plan kitchen and dining room.

Situated on a lane off Kings Road, providing direct access through the 'lanes' to the village centre and 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

Ground Floor

Storm porch over a panelled timber door beneath fan light.

Entrance Hall

with plenty of wall space for hanging coats.

Sitting Room

A room of excellent proportions with high ceilings and large floor to ceiling window overlooking the front. Log burning stove set within a brick fireplace with timber mantle and slate tile hearth. Engineered oak flooring runs throughout with an under stair cupboard and double glazed doors opening to the dining room.

Dining Room

With French patio doors to the garden and utility cupboard with space and plumbing for washing machine and tumble dryer.

Cloakroom/W.C.

With wall-mounted wash basin, heated towel rail, W.C. and cupboard housing wall-mounted Glow Worm combination condensing boiler.

Kitchen

Wooden floors run through to a well-appointed kitchen with a range of under-counter shaker style units with copper handles and thick timber shelving

over. Integrated four ring Bosch gas hob, oven, dishwasher and 1.5 bowl sink with mixer tap over. Space and plumbing for a fridge freezer.

First Floor

Stairs with patterned carpet rise to a landing with family bathroom comprising panelled bath with shower over, free standing wash basin, towel rail and W.C. with wooden floors and tiled walls. Airing Cupboard in bulkhead over the stairs.

Bedroom 1

An excellent double bedroom with southerly aspect. Ensuite shower room with walk in shower, free standing wash basin, heated towel rail and W.C.

Bedroom 2

Another good sized double bedroom with high ceilings and window overlooking the front. Alcove shelving and plantation shutters.

Second Floor

Loft Room

Stairs rise to a particularly versatile space set within the original oak beams of the roof. There are three Velux windows providing plenty of light and a southerly view to Culver Fort with a raised area currently arranged with beds but also ideal for use as a study, home office or hobbies room. Under eaves storage.

Outside

There is off road parking on the driveway to the front with a bin/bike store to the side. To the rear is an enclosed garden providing an attractive and sunny spot with box planters and climbing clematis and a door to the walkway at the rear of the building leading toward the beach.

Services

Mains electricity, water and drainage. Heating is provided via gas-fired boiler and delivered via radiators and controlled via an app enabled Hive system.

Post Code

PO35 5NT

EPC Rating

C

Council Tax

Band: C

Tenure

The property is offered freehold.

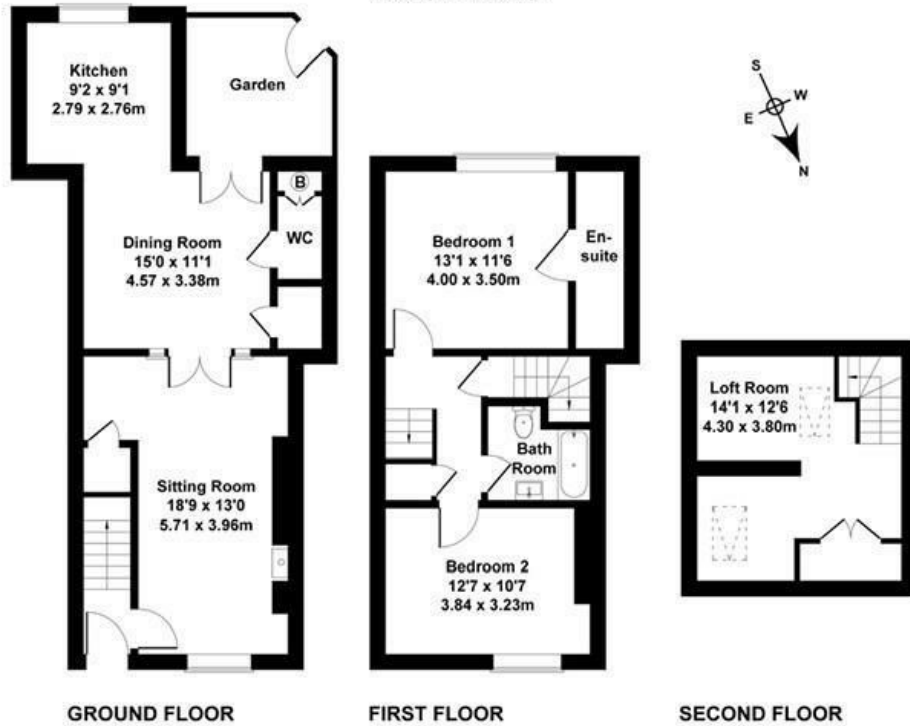
Viewings

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



2 Old Bembridge House

Approximate Gross Internal Area
1263 sq ft - 117.34 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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