

SPENCE WILLARD



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

VIEWING
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Constructed in 2015 this McCarthy & Stone development sits in the heart of Bembridge Village and provides both a light and spacious range of accommodation with particularly high specification design, build and finish. There are communal gardens wrapping around the property with a range of private areas for reading or meeting spaces as well as a reception hall hosting coffee mornings, events and an ideal atmosphere for relaxation and socialising. With great attention to detail and a range of excellent features the properties include underfloor heating, triple glazed windows, energy efficient heating, built in storage and a 24-hour call system and on-site maintenance and facilities manager. 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. There are lifts to all floors with this apartment found on the first floor which also features a very green and elevated outlook to the rear.

Conveniently situated a short flat walk to local amenities, Silver Sands Court is 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
Situating on the ground floor and on the western elevation of the development with lift access.

Entrance Hall
Oak veneered entrance door with spy hole leads to a good-sized hallway which is light and spacious with walk in storage airing cupboard for hanging coats. Illuminated light switches and smoke detector and entry system with intercom providing both verbal and visual link to the main development. 24hr Tunstall pull cord system situated on the wall.

Sitting Room
A particularly light and spacious room with balcony offering a glorious view of the gardens and surrounding tree canopy with a glimpse of the eastern Solent and mainland in the distance. Carpeted floors and plenty of space for a sitting area as well as a dining table.

Kitchen
A well equipped kitchen boasting a full range of undercounter and wall mounted shaker style storage units with mid-level Neff 'slide and hide' oven with space for a microwave over and four ring Neff electric hob with extractor over and 1.5 bowl sink with mixer tap over and undercounter lighting.

Shower Room
With tiled walls and floor, walk in shower, handrails, heated towel rail, pedestal wash basin, illuminated mirror and W.C.

Bedroom 2
This versatile room is currently arranged as a study but can provide a second bedroom for visiting family. Emergency pull cord.

Bedroom 1
A particularly well-proportioned ensuite bedroom with dressing room with views over the communal garden to the rear aspect and large ensuite with tiled floors and handrails, heated towel rail, vanity unit wash basin, W.C and emergency pull cord. A dressing room with a range of hanging storage and free standing shelving.

Outside
Well tended communal gardens wrap around the development with landscaped beds, borders and pathways and several paved seating areas provide an attractive and tranquil environment.

Parking
Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first serve basis.

Services
Mains electric, drainage and water. Heating is provided by electric 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
£495 pa – (payable in 2 6 monthly instalments)

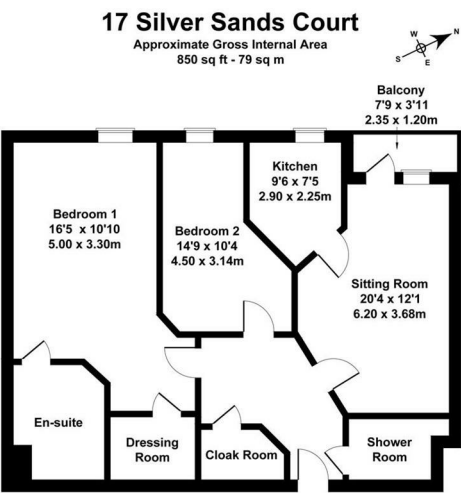
Service Charge
£4,000 approximately (payable quarterly)

EPC Rating
B

Council Tax
B

Post Code
PO35 5AA

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



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.
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