

SPENCE WILLARD



Exbury Heathfield Road, Bembridge, Isle of Wight, PO35 5UW

A particularly light and spacious family home with superb, mature gardens, off road parking and plenty of potential for modernizing or extending.

VIEWING

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Exbury is approximately 1930's, pebble dash render bungalow situated on a large plot on a private road in a popular part of Bembridge. The property is dated and offers an excellent opportunity for modernisation, extension or conversion of the loft as neighboring houses have done (subject to obtaining the necessary planning consents and approvals) but currently offers generous proportions and particularly light rooms. There are 3 large double bedrooms and a bathroom in addition to a large sitting room overlooking the gardens and a separate kitchen. Windows are uPVC with aluminum sliding doors at the rear and there is a large loft space. Off road parking with a long driveway alongside the property in addition to a large garden with 2 sheds make for an excellent space and overall package.

Exbury is ideally situated with close proximity to Steyne Park and Bembridge Primary School, the coastal paths of Bembridge are also nearby. Bembridge village centre has a butcher, florist, bakery, delicatessen, fishmonger and farm shop, in addition to a coffee shop and restaurants all within easy access. The harbour also has two sailing clubs and there are numerous beaches while the FastCat, providing high speed passenger links to Portsmouth, is located in Ryde approx. 7 miles away.

Accommodation

Entrance

A uPVC door opens to a hallway with high level consumer unit and airing cupboard housing, immersion tank and linen shelving.

Sitting Room

A particularly substantial room with dual aspect windows and aluminum sliding doors overlooking the garden.

Kitchen

With a range of undercounter and wall mounted storage units incorporating a 1.5 bowl sink, tiled splash backs, space and plumbing for washing machine, tumble dryer and there is a mid-level

double oven/grill and a four ring gas hob.

Bedroom 1

With a bay overlooking the front and southerly aspect, this is a large principal bedroom currently arranged as a dining room.

Bedrooms 2 and 3

There are 2 further generous sized bedrooms with one overlooking the front garden and one with side aspect, both are doubles.

Shower/Wet Room

With tiled walls, pedestal wash basin, wet room styled shower and W.C

Outside

Exbury has great curb appeal set back from the road behind a mature hedge with gates opening to a driveway with plenty of space for parking several cars. There is a lawned front garden is laid to lawn and access on both sides leads to a level and very good sized rear garden with mature hedging to each boundary, a large shed with double doors at the rear and garden shed on a patio at the back of the house. The gardens are well presented but offer an excellent opportunity for additional outbuildings or space to extend (subject to necessary planning consents and approvals).

Services

Mains gas, electricity, water and drainage. Heating is provided by gas fired boiler and delivered via radiators.

Tenure

The property is offered freehold.

Council Tax

Band D

EPC Rating

D

Postcode

PO35 5UW

Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard



Exbury, Heathfield Road

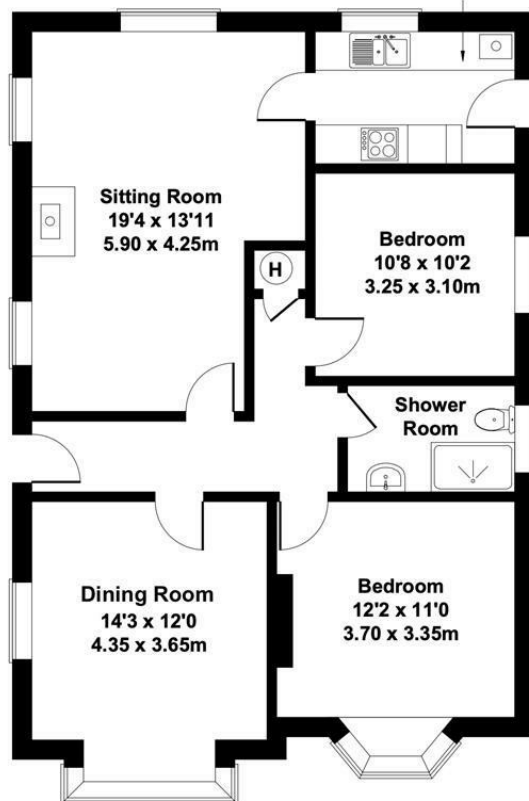
Approximate Gross Internal Area

893 sq ft - 83 sq m

Kitchen

10'2 x 7'10

3.10 x 2.40m



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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