



# 54, Foreland Road

Bembridge, Isle of Wight PO35 5UA



Situated in a highly sought-after village location, this unique detached property offers spacious accommodation with three double bedrooms, two bathrooms, and two reception rooms, a delightful courtyard, and driveway parking.

- Reduced by £90,000 for a quick sale!
- Substantial, detached three-bedroom home
- Sought-after position in Bembridge village
- Short stroll to village amenities and sandy beaches
- Close proximity to Bembridge Harbour
- Available at this price to chain-free buyers only
- Unique property with spacious accommodation throughout
- Sunny courtyard garden
- Driveway parking for two
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated in prime position for Bembridge village, this attractive, grey clad property presents a well-maintained home that offers new owners the opportunity to make their own, if desired, and would make an ideal permanent family home, second home, or investment opportunity. The interiors benefit from a clean, neutral theme throughout, with natural tones coming through from the wooden touches through the home. The accommodation can be accessed from the front of the property or the side, which opens into the main entrance hall. From the side entrance, a lovely entrance hall welcomes you and proceeds to a hallway stretching the length of the property, leading to the large kitchen diner, a ground floor cloakroom, the dining room, and the living room – which also leads to a small entrance hall from the front entrance. The stairwell from the first-floor landing can be found in the main entrance hall and leads up to the first-floor landing which joins a hallway stretching the length of the property, proving access to each of the first-floor rooms: the main bedroom and en-suite, the family bathroom, and two further double bedrooms. Outside is a lovely courtyard garden which leads to the studio/office and adjoining shed. There is parking available to the rear of the property.

Enjoying an enviable position in this highly sought-after location, the property is conveniently located just outside of this bustling village with a great range of amenities located right on the doorstep including a convenience store with a post office, a popular deli and cafe, a beauty salon and a hairdresser, a local C of E Primary school, and a doctors surgery. Bembridge is also home to some highly regarded cafes, pubs, takeaways and restaurants for the days when you don't fancy cooking, plus the historical heart of the village is located just a few minutes walk away providing an array of independent shops and great local businesses to discover. 54 Foreland Road is just a short walk to Lane End Beach which enjoys a great seaside café, a sandy beach with rock pools to explore and an impressive pier plus a lifeboat station which is open to the public. Bembridge Harbour has extensive mooring facilities and two busy sailing clubs, offering social events throughout the year. Furthermore, this home is the perfect base for nearby countryside walks, amongst which are Bembridge Windmill, maintained by The National Trust, Culver Down with its breathtaking views and the beautiful, sheltered cove at Whitecliff Bay. Mainland travel links from Fishbourne car ferry are within a 30 minute drive and the foot passenger ferry link from Ryde is within a 20 minute drive from the property.

### **Welcome to 54 Foreland Road**

Offering two entrances to the property, to the front or to the side, this delightful property features a slate style patio with steps up to the door at the front. The side door has a step up to a covered porch.

#### **Entrance Hall**

*8'7" x 5'7" (2.64m x 1.71m)*

Entering from the side door is this fantastic entrance hall with ample space for coats, shoes, and sandy boots from long beach walks. There is access to the first floor from here plus the boiler room, understairs cupboard, and the hallway to the rest of the ground floor.

#### **Kitchen - Diner**

*25'2" x 12'10" max (7.69m x 3.93m max)*

Situated to the rear of the property, this large fantastic social space offers a modern kitchen with plenty of storage as well as offering a beautiful stone worktop integrating an undermounted 1.5 sink and drainer, electric hobs with an extractor over, plus there is an electric oven, space and plumbing for an integrated dishwasher, plus an alcove for an America style fridge freezer, with plumbing behind. The rest of the room is perfectly suited for a large dining table or lounging furniture, with a small breakfast bar located on the peninsula. Two transom windows to the side aspect allow natural light into the room, as well as a large sliding door to the rear, providing access directly into the courtyard garden. The space is finished with wooden flooring which continues through most of the ground floor.

#### **Cloakroom**

*4'3" x 2'8" (1.32m x 0.82m)*

This handy ground floor cloakroom is equipped with a w.c, and a wall mounted hand basin.





### **Dining Room**

*12'4" x 9'6" (3.76m x 2.90m)*

Offering an open floorplan with the hallway, this versatile reception room has previously been used as a dining room but offers potential to be utilised as an office, snug, or similar. Fitted with built in cabinetry on one side, the space features a transom window to make the most of natural light but to provide the most privacy. The space is finished with carpet.

### **Living Room**

*19'6" x 12'9" (5.95m x 3.91m)*

With plenty of space for all the family, this fantastic living area is carpeted and features two transom windows to the side aspect as well as glazed doors leading to the porch at the front of the property. This space is carpeted and finished with neutral décor.

### **Hall**

*12'10" x 5'5" (3.93m x 1.66m)*

Situated at the front of the property, accessed via the front door, this handy space offers storage space and is finished with a wooden flooring that continues from the entrance hall. Two slim windows either side of the front door allow natural light into this space.

### **First Floor Landing**

*extending to 29'11" (extending to 9.13m)*

The carpeted turning staircase leads up from the entrance hall with two windows located in the stairwell. The carpet flows through most of the first-floor accommodation, and two transom windows allow natural light into the space.

### **Bedroom One**

*18'0" max x 12'10" max (5.49m max x 3.92m max)*

Located to the rear of the property, this spacious double bedroom offers ample space for furniture as well as French doors to a Juliet balcony, to the rear aspect. A transom window to the side aspect allows natural light, plus there is access to an en-suite shower room.

### **En-Suite Shower Room**

*9'7" x 5'7" (2.93m x 1.72m)*

Continuing the wooden features from the ground floor, this stylish en-suite is equipped with a vanity hand basin, a w.c, and a shower cubicle. A window to the side aspect fills the room with afternoon sunshine, the space is warmed by a chrome heated towel rail, and the space is finished with large, neutral floor tiles.

### **Bedroom Two**

*13'6" x 12'9" (4.12m x 3.91m)*

Generously proportioned, this double bedroom offers built in storage as well as a window to the front aspect, with rooftop views.

### **Bedroom Three**

*10'2" x 9'4" (3.12m x 2.87m)*

A large window to the side aspect enjoys the afternoon sunshine, this double bedroom offers built in storage and is finished with neutral décor and a brick effect feature wall.



### **Family Bathroom**

*11'8" x 9'7" (3.58m x 2.94m)*

Finished with stylish décor and continuing the wood detailing from the other washrooms, this beautifully spacious family bathroom is fully equipped with a large shower, a bath, a w.c, and a vanity hand basin with a large mirror over. Two chrome heated towel rails warm the room, and a window to the side aspect fills the room with natural light. There is an extractor, and an airing cupboard located here. Also you will find plumbing in here for a washing machine.

### **Courtyard Garden**

Bathed in sunlight from its west facing position, this charming garden oasis is planted with a range of shrubs and bushes. Fully paved, there is ample space for entertaining or dining al fresco style, plus there is access to the studio and shed at the bottom of the garden. There is external lighting, and a tap located here.

### **Studio**

*8'8" x 6'0" (2.65m x 1.83m)*

Situated at the end of the garden, this handy space could be utilised in a number of ways including a studio, office, sunroom, or just for use as storage. Equipped with power, the space benefits from a window to the side aspect and large glazed sliding door to the front. There is a shed adjoining this space, ideal for storage.

### **Parking**

Accessed via Queens Road, this parking area provides parking for up to two vehicles as well as providing an external electrical socket, ideal for charging electric cars. Additional parking can be found along Queens Road, or along Foreland Road.

54 Foreland Road presents a fantastic opportunity to acquire a three-bedroom detached property with a courtyard garden and driveway parking, in a sought-after village location. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

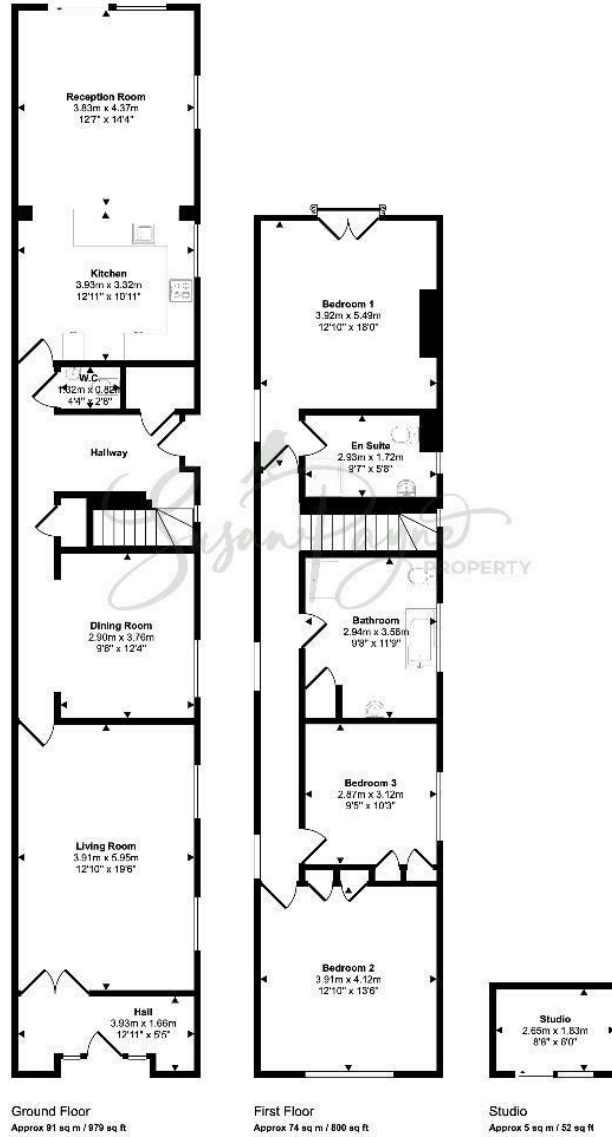
Council Tax Band: E (approx. £2,897.74 pa – Isle of Wight Council 2024/2025)

Services: Mains water, drainage, gas, and electricity

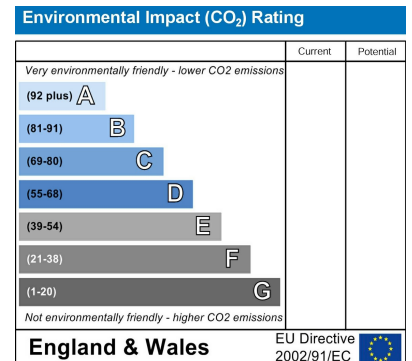
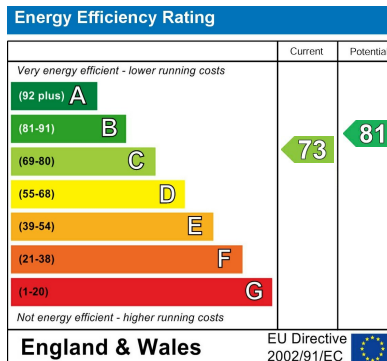
Please note the property has been reduced significantly for a quick sale, so is available at this price for buyers with no chain.



Approx Gross Internal Area  
178 sq m / 1832 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with: Made Simple 360.



#### Agent Notes:

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