

Guide Price £299,950

4 MARITIME MEWS, SHERBOURNE STREET, BEMBRIDGE, PO35 5SB



A HOME ENCAPSULATING THE ESSENCE OF COASTAL LIVING!

In 2006, the renowned Maritime Museum was cleverly converted into charming cottages, distinctive by their maritime lifebuoys proudly displayed upon their facades. Now available for sale is No. 4, allowing a fabulous opportunity for a new owner to enjoy the surprisingly spacious accommodation within, as well as the great convenience for the host of village amenities. Upon entering, one is welcomed into a bright and airy 26'7" OPEN-PLAN living space incorporating the stylish modern fitted kitchen. The smart wood flooring flows throughout the room, while the gas central heating and double glazing ensure a warm and inviting atmosphere. There is a ground floor cloakroom/WC, a smart first floor bathroom (with skylight window) plus 2 DOUBLE BEDROOMS. Outside, the private DECKED GARDEN is ideal for al fresco dining or simply relaxing and enjoying the fresh sea air. The location is truly unbeatable, as you are just moments away from the beautiful beaches and a level walk to the host of local amenities including a great choice of shops, bars, restaurants, village hall - and nearby sailing clubs. Whether one is seeking a permanent residence or a holiday retreat, this CHAIN FREE property is sure to impress.

ACCOMMODATION:

Part-glazed entrance door to:

OPEN-PLAN KITCHEN/LIVING/DINING ROOM:

A wonderfully spacious and bright dual aspect room with double glazed window to front. Offering neutral decor throughout, there are also solid timber floorboards (with inset coir entrance mat) and recessed down lighters. Carpeted stairs leading to first floor, with cupboard beneath. Radiators x 2. Low level cupboards housing (a) gas meter; (b) electric meter and consumer unit. Timber panelled door to Cloakroom/wc.

Kitchen Area: Comprising good range of pale fronted cupboard and drawer units with smart contrasting work surface over incorporating inset sink unit. Integral appliances to include gas hob with electric oven below; dishwasher; space for tall fridge/freezer. Free standing washing machine. Wall mounted gas boiler. Ample space for large dining table and chairs. Double glazed French doors to garden.

CLOAKROOM/WC:

Comprising modern white suite of vanity wash basin and w.c. Heated towel rail. Vinyl flooring. Extractor.

FIRST FLOOR LANDING:

Carpeted landing with access to loft space. Timber panelled doors to:

BEDROOM 1:

Very well proportioned carpeted double bedroom with double glazed window to rear. Radiator.

BEDROOM 2:

Another carpeted double bedroom with double glazed window to front. Radiator. The room narrows over the stair well, offering ideal area for wardrobe.

BATHROOM:

7'1 x 5'1 (2.16m x 1.55m)

Smart modern bathroom comprising white suite of bath with shower over (and newly fitted screen); w.c. with concealed cistern, plus wash basin inset within solid wood work top. Large wall mounted mirror. Tiled flooring. Radiator and heated towel rail. Velux 'sky light' window offering ample natural light.

OUTSIDE:

To the rear, accessed via French doors, there is an enclosed decked garden bordered by fencing. Outside shower. Note: There is gated access through the garden of 5 Maritime Mews leading to the pathway to Sherbourne Street (i.e. for maintenance/bins etc.).

OTHER PROPERTY FACTS:

Council Tax Band: C

EPC Rating: C (73)

Utilities: Mains gas, electricity and water/drainage

Heating: Via radiators. Gas boiler within kitchen

Seller's Situation: Chain Free

TENURE:

Freehold

DISCLAIMER:

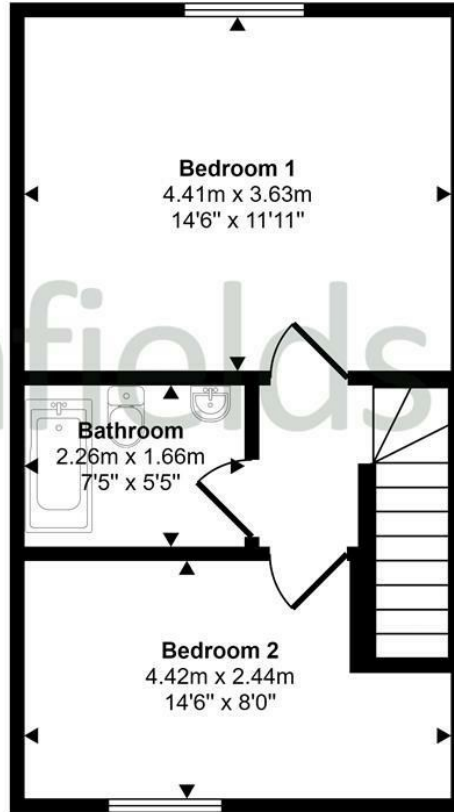
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
70 sq m / 754 sq ft



Ground Floor

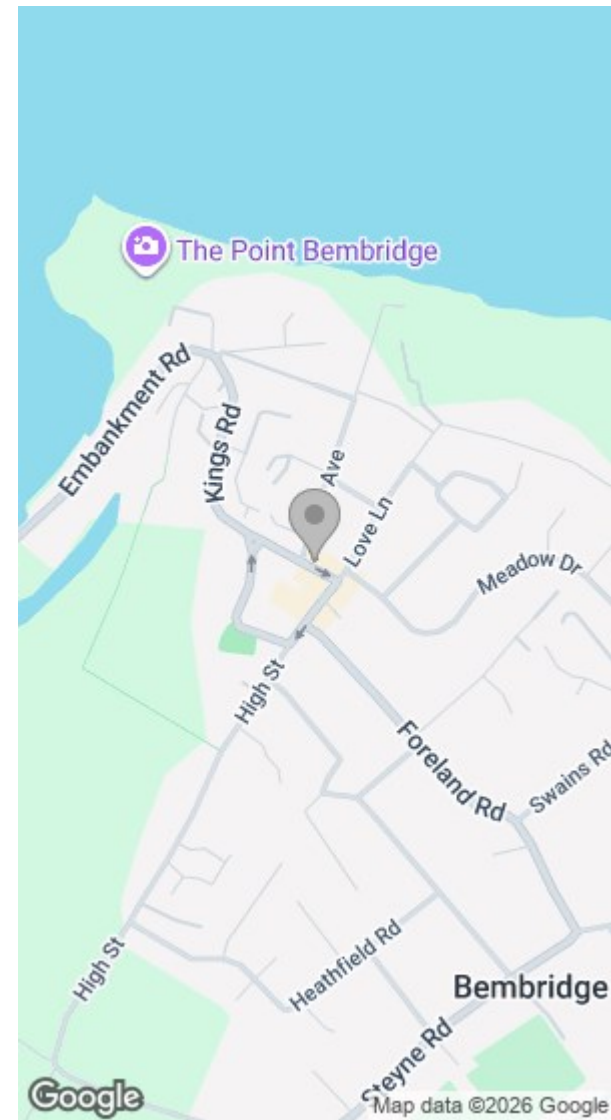
Approx 34 sq m / 371 sq ft



First Floor

Approx 36 sq m / 383 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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

