

Guide Price £450,000

10 HARBOUR STRAND, BEMBRIDGE, ISLE OF WIGHT, PO35 5NP





## MOMENTS FROM SILVER SANDS' SEA SHORE!

This fabulous **SEASIDE RETREAT** (one of the sought after Harbour Strand residences) offers a great blend of modern luxury and coastal charm - commanding superb views over the harbour, Silver Sands beach and Solent beyond. Laid out over 3 FLOORS, the first and second levels comprise superbly presented, spacious and bright living accommodation including an impressive 'heart of the home' open-plan sitting/dining/family room which seamlessly flows onto a full width **BALCONY** with steps down to the patio/lawned **GARDEN**. There is a separate modern kitchen as well as 3 **DOUBLE BEDROOMS** plus 2 bath/shower rooms. Further benefits include gas central heating, double glazing throughout, a deep driveway plus **DOUBLE GARAGE** which incorporates a utility/laundry area - perfect to wash away the sand/sale after a beach day - as well as to store dinghies/paddle boards, etc. Whether you are looking for a permanent residence or a holiday getaway, this terraced coastal residence offers such a rare opportunity for sea front living - also being a short stroll away from the excellent host of village amenities, shops, bars, sailing clubs and a great community.

### ACCOMMODATION:

Entrance door to:

### HALLWAY:

Spacious Hall with ample space for coats and boots. Internal door to double Garage/Utility Room. Carpeted stairs to:

### FIRST FLOOR LANDING:

Carpeted landing with cloaks cupboard. White panelled doors to Sitting/Dining Room and Shower Room.

### SHOWER ROOM:

Quality suite comprising large fully tiled shower cubicle; pedestal wash hand basin and w.c. Heated towel rail. Tiled flooring. Obscured double glazed windows x 2.

### SITTING/DINING ROOM:

Superbly spacious and bright open plan sitting/dining room with double glazed window, door and sliding doors to Balcony. Radiators x 2. Wood flooring. Recessed down lighters. Carpeted turning stairs to second floor. Door to Kitchen.

### BALCONY:

Large full width paved balcony with iron railing plus gate and few steps down to garden.

### KITCHEN:

Modern fitted kitchen comprising good range of matching white fronted cupboard and drawer units with contrasting pine work surfaces incorporating inset sink unit. Appliances including 5-ring SMEG gas hob with oven under and extractor over. Siemens dishwasher. Space for tall fridge/freezer. Radiator. Black tiled flooring. Recessed down lighters. Double glazed window.

### SECOND FLOOR LANDING:

Carpeted landing with deep walk-in storage cupboard. Doors to:

### BEDROOM 1:

Well proportioned carpeted double bedroom with large double glazed window offering superb views over the Harbour, beaches and Solent beyond. Radiator. Smart range of deep fitted wardrobes with cupboard over.

### BEDROOM 2:

Another carpeted double bedroom with double glazed window. Radiator. Fitted wardrobe.

### BEDROOM 3:

A third carpeted double bedroom with double glazed window offering yet more lovely Harbour, sea, sailing club views Radiator.

### BATHROOM:

Quality white suite comprising bath, wash hand basin and w.c. Vinyl flooring. Radiator. Part-panelling to walls (in pale blue). Obscured double glazed window.

### OUTSIDE:

As well as the large Balcony (mentioned above), there is a private garden with hedge surround and comprising paved/lawned areas. The garden gives access to the Embankment and the beach beyond.

### DRIVEWAY:

Deep driveway (surrounded by white dwarf wall) offering good car/boat parking space and leading to garage.

### DOUBLE GARAGE/UTILITY:

A substantial double garage/workshop with up-and-over door, power and light. Recessed area comprising fitted cupboard units with work surface and inset sink unit. Plumbing for washing machine and tumble dryer. Internal door to Hallway.

### TENURE:

Freehold.

### OTHER PROPERTY FACTS:

Council Tax Band: E

EPC Rating: D (63)

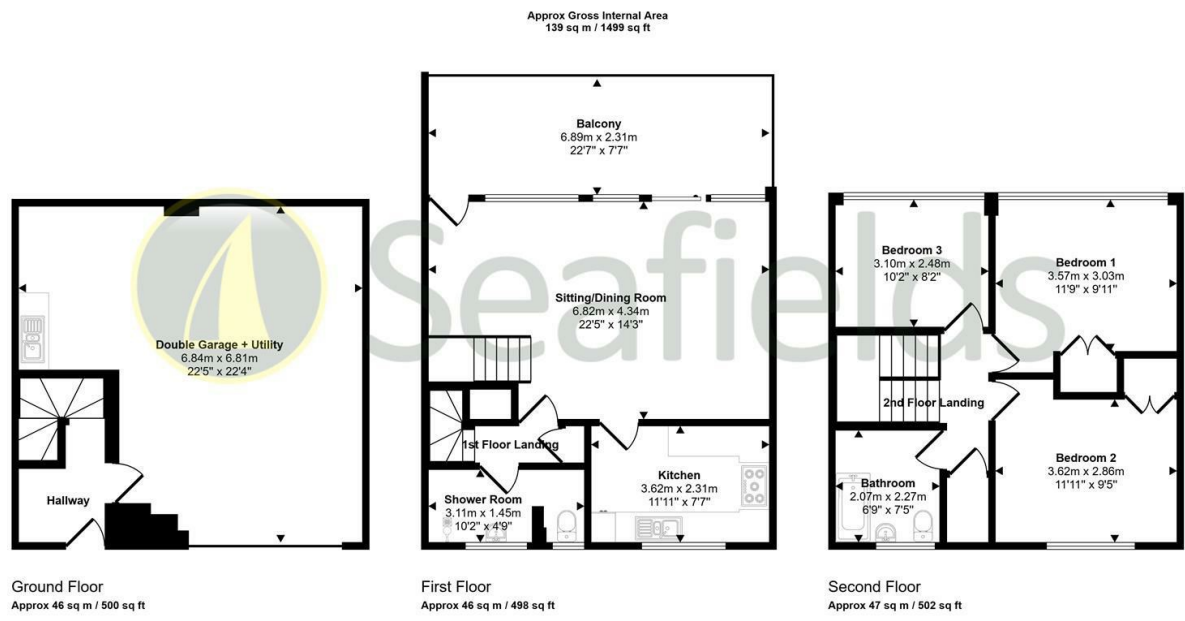
Flood Risk: Low

Conservation Area: No

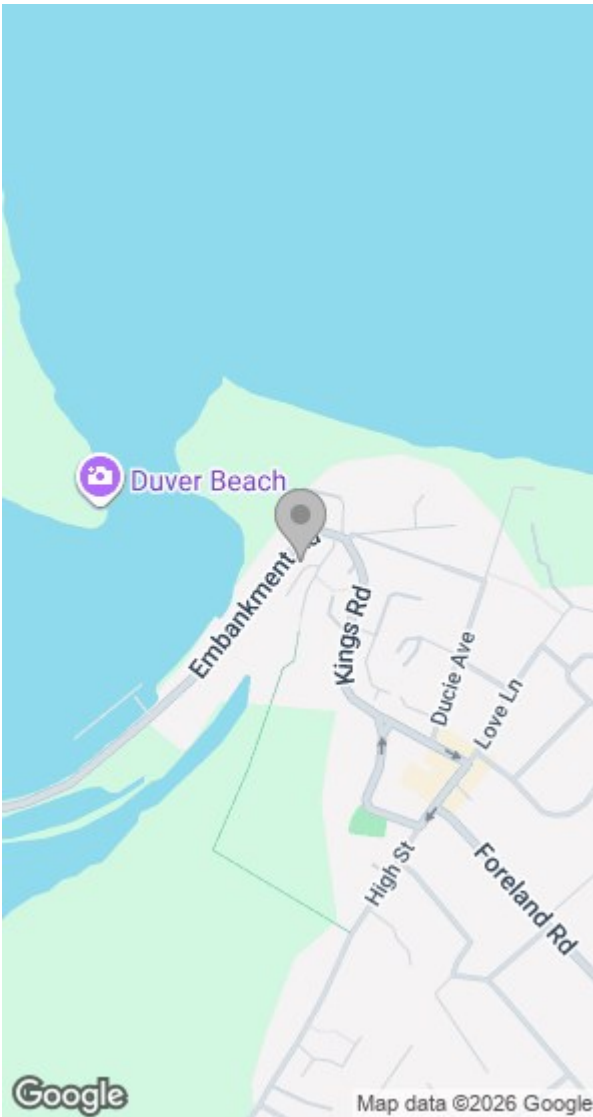
Seller Situation: Chain Free

### 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.



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

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



