



A photograph of a single-story, white-painted chalet-style detached house. The house features a gabled roof with a central window, a large conservatory with glass doors and windows on the left side, and a white double door entrance on the right. The property is surrounded by a lawn and a wooden fence, with other houses visible in the background under a clear blue sky.

- Attractive Chalet Style Detached House
- Generous Open Plan Kitchen/Diner
- Sought After Coastal Village Location
- Cloakroom W.C & Handy Utility Room
- Convenient & Peaceful Village Position
- Twin Aspect 16'9 Sitting Room
- Beautifully Presented Interior (Current Successful Holiday Let)
- Comfortable 4 Bedroom 3 Bathroom Accommodation
- Parking for 2 -3 Cars
- Enclosed Lawned Garden

Arrecife Manna Road, Bembridge, PO35 5UY

**£475,000**

Nestled in the charming coastal village of Bembridge, this individual chalet-style detached house offers a serene retreat for those seeking a peaceful lifestyle. Spanning an impressive 1,601 square feet, the property boasts a beautifully presented interior that is ready for even the most discerning buyers to move straight in.

The home features four well-appointed bedrooms and three modern bathrooms, providing ample space for families or guests. The flexible layout is particularly appealing, with bedrooms and facilities conveniently located on both floors, ensuring comfort and accessibility for all.

At the heart of the home lies a stylish kitchen/diner, complete with a breakfast bar that invites casual dining and social gatherings. The tasteful neutral tones that flow throughout the property enhance its key features, creating a warm and inviting atmosphere.

Additionally, the property offers parking for two to three vehicles, making it practical for everyday living. This delightful home is not only a perfect sanctuary but also offers a future-proof lifestyle for new owners. With its idyllic location and thoughtful design, this property is a rare find in Bembridge Village, promising a lifestyle of comfort and tranquillity by the coast.



# Accommodation

## Entrance Hall

10'8" x 6'8" (3.25m x 2.03m)

## Built-in Storage

## Inner Hall

## Kitchen/Diner

19'5" max x 15'2" max (5.92m max x 4.62m max)

## Utility Room

9'11" x 5'11" (3.02m x 1.80m)

## Cloakroom W.C.

## Sitting Room

16'9" x 12'10" (5.11m x 3.91m)

## Bedroom 3

12'7" x 9'0" (3.84m x 2.74m)

## Bathroom

9'4" x 7'10" (2.84m x 2.39m)

## Bedroom 4

9'4" x 8'8" (2.84m x 2.64m)

## Landing

## Loft Hatch

## Bedroom 1

18'2" max x 13'5" max (5.54m max x 4.09m max)

'L' Shaped

## En Suite

6'9" x 5'8" (2.06m x 1.73m)

## Bedroom 2

15'6" max x 13'5" max (4.72m max x 4.09m max)

'L' Shaped

## En Suite

6'9" x 5'5" (2.06m x 1.65m)

## Gardens

The house sits well back from the road to the rear of the plot leaving the majority of the enclosed lawned garden to the front. It is neatly lawned and has paved pathways and a patio the full width of the property. A graveled border sweeps around the side to meet the rear outside space. Garden tap.



**Parking**

A gravelled driveway offers spaces for two to three vehicles. Scope to increase capacity by reducing garden area.

**Tenure**

Freehold

**Council Tax**

Band D

**Construction Type**

Rendered elevations. Cavity walls.

**Certificates**

This property has been a successful holiday let and as such has current gas & electric certificates.

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Limited Coverage: EE & Three

**Broadband Connectivity**

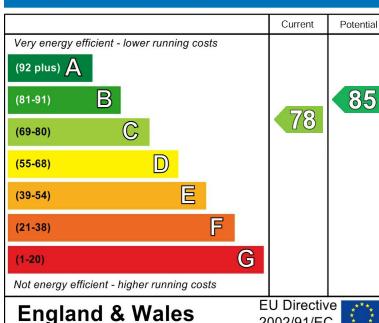
Openreach & Wightfibre Networks up to Ultrafast available.

**Services**

Unconfirmed gas, electric, water and drainage.

**Agents Note**

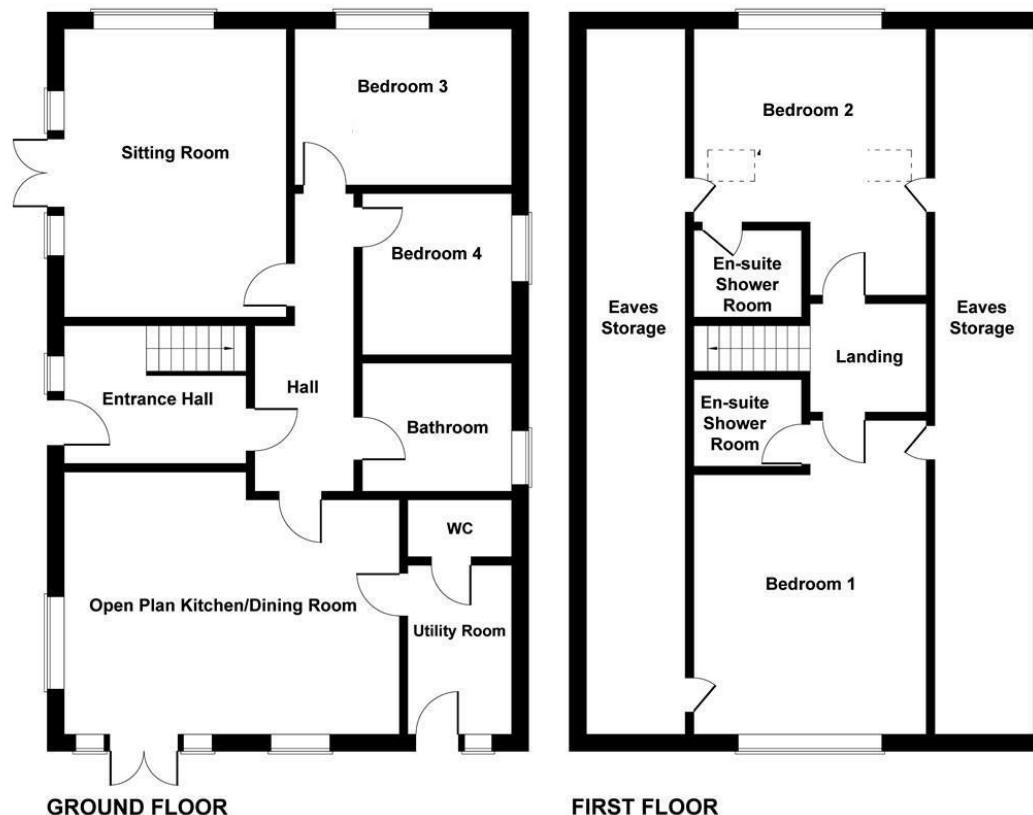
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

**Energy Efficiency Rating**

**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

**Arrecife**

Approximate Gross Internal Area  
1601 sq ft - 149 sq m

**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.

Produced by Potterplans Ltd. 2020



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**Viewing:** Date ..... Time .....