



**HARBOUR VIEW HOUSE**  
1 FERNBANK, MILL ROAD, ST HELENS,  
ISLE OF WIGHT



**A DELIGHTFUL 4 BEDROOM PERIOD HOUSE LOCATED IN AN ELEVATED POSITION CLOSE TO ST HELENS VILLAGE GREEN AND WITH GREAT VIEWS OVER BEMBRIDGE HARBOUR AND BEACHES.**

This attractive period semi-detached house has been sympathetically renovated to a very high standard throughout maintaining many original features but maximising on space and light. This provides a spacious family home with plenty of accommodation and living space – ideal as a principal home, a second home or holiday let. Principal rooms benefit from exceptional views across Bembridge Harbour. The interior décor is simple but very well presented and a large glazed garden room offers a versatile entertaining space with superb views.

Harbour View House is ideally situated close to the village centre but only a short walk down to the harbour quay and the causeway across the mill pond to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has two village shops, two restaurants, a pub and a coffee shop, together with an antiquarian bookshop and excellent access to Bembridge Harbour, (approximately 400m) with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Bembridge and around Priory Bay.

**ACCOMMODATION**

**ENTRANCE HALL** Wood flooring.

**SITTING/DINING ROOM** A beautifully presented dual aspect space with floor to ceiling sash window to front. Handsome fireplace housing wood burning stove.

**GARDEN ROOM** A superb and extensive garden room with far reaching views.

**KITCHEN** With a modern range of wall and base units with wood surfaces over. Inset sink with mixer tap over, four ring gas hob with extractor hood over, eye-level double oven, integrated dishwasher and space and plumbing for a fridge/freezer.

**REAR LOBBY** With large storage cupboard.

**LAUNDRY ROOM/WC** With butler sink. Space and plumbing for washing machine, sky light window and WC.

**BEDROOM 4** A light dual aspect double bedroom with window to side and double doors to garden.

**EN-SUITE SHOWER ROOM** Comprising white suite of shower cubicle and pedestal wash hand basin and heated towel rail.

**FIRST FLOOR**

**BEDROOM 1** Well-proportioned double bedroom with bay window offering superb sea views.

**BEDROOM 2** A double bedroom with harbour outlook.

**BEDROOM 3** A double room with window to side (and yet more sea views).

**BATHROOM** A white suite comprising panelled bath with shower over, pedestal wash hand basin and WC.

**OUTSIDE**

Pretty gardens and easily maintained gardens wrap around the house. A lawn area is bordered by mature flower beds and trees. Elevated and with a large patio area the garden benefits from exceptional sea views.

There is an off road parking space outside the front of a large block built **GARAGE/BOAT STORE**.

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

**EPC:** D

**POSTCODE:** PO33 1UE

**VIEWINGS** All viewings will be strictly by prior arrangement with the joint selling agents, Spence Willard and Seafields.

**IMPORTANT NOTICE**

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