



9 THE RUSKINS
KINGS ROAD, BEMBRIDGE, ISLE OF WIGHT



A modern and well-appointed three bedroom house with enclosed gardens situated in the village centre a short walk from the beach and harbour.

Set within The Ruskins, this is a particularly well-presented house offering a light and generous arrangement of accommodation over two floors with open plan kitchen/dining room, large sitting room, three good sized double bedrooms, ensuite and family bathrooms in addition to a garden room overlooking the well-tended pretty gardens. Constructed in approximately 1999 the house benefits from a recent refurbishment (2017) including a new kitchen, triple uPVC glazed windows and décor. The property offers an excellent all-around package and will suit a range of buyers including those looking for a holiday home or holiday let investment in addition to young families where there is excellent proximity to the beach and village centre with all its amenities.

Situated upon a quiet cul-de-sac yet off of Kings Road, 9 The Ruskins is only a short walk from the beach at Ducie and Bembridge Harbour and tucked away within the village centre with all of its amenities. Bembridge Harbour has extensive mooring facilities and two sailing clubs, while the village has a good range of shops, cafes and restaurants in addition to an excellent fishmongers, butchers and farm shop.

Accommodation

Steps lead to a porch with composite door opening to a large entrance hall with space under the stairs for hanging coats.

Kitchen

A modern suite of grey shaker style under-counter storage units, incorporating a five ring gas hob with extractor over, 1.5 bowl stainless steel sink with mixer tap over, dishwasher, mid level double oven, fridge and freezer. The dual aspect dining area has double doors onto the patio with window overlooking the front.

Utility Room

With counter over space and plumbing for a washing machine and tumble dryer and shelf storage over.

Cloakroom/W.C.

With pedestal wash basin, storage cupboard and W.C.

Sitting Room

A dual aspect room of excellent proportions incorporating a superb mantle with open fire. Carpeted floors with windows overlooking the front and side.

Garden Room

Off the kitchen this is an excellent addition, currently arranged as boot room with the potential to provide additional dining space with double doors onto the garden terrace.

First Floor

Stairs rise to a galleried landing with airing cupboard and loft hatch. The loft is boarded for storage and offers potential for conversion, subject to the necessary consents and certification. There are three excellent double bedrooms, with the principal bedroom enjoying a sunny southerly aspect and ensuite bathroom with panelled bath, shower over, pedestal wash basin and W.C. The family bathroom has a

panelled bath with shower over, pedestal wash basin and W.C. Bedrooms 2 and 3 also enjoy views to the sea and over the garden respectfully.

Outside

Landscaped gardens wrap around the property on three sides and are enclosed with a picket fence border and herbaceous shrubs, specimen trees and a tall beech hedge. A patio terrace achieves a southerly aspect with a greenhouse and garden shed beyond. Parking is currently available on the road to the side of the property, however off street parking could be achieved where there is currently garden space to the side of the house.

Services

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

Post Code PO35 5NY

EPC Rating C

Tenure Freehold
Viewings

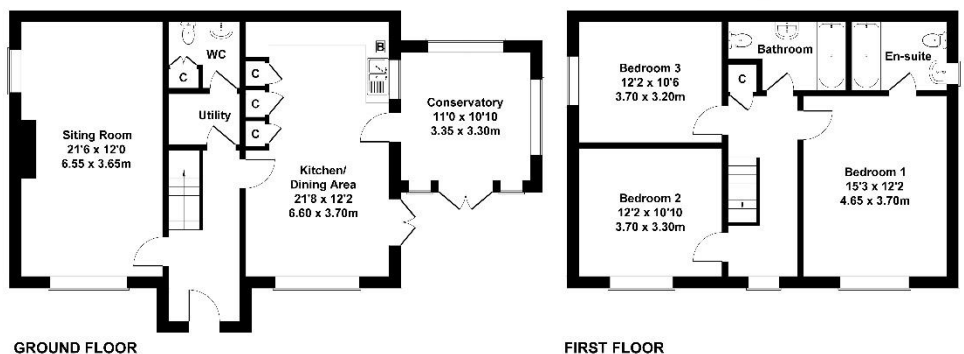
All viewings will be strictly by prior arrangement with the sole selling agents.

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9 The Ruskins, Po35 5NY 25/1

Approximate Gross Internal Area
1496 sq ft - 139 sq m



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