



£1,800 PCM

31 FORELAND ROAD, BEMBRIDGE, ISLE OF WIGHT, PO35 5XN





**SUPERB 3 STOREY HOME IN THE HEART OF THE VILLAGE!**  
A substantial attached house combining ample original charm with modern luxuries - set within a good sized plot offering very well proportioned accommodation throughout. The welcoming hall leads to a 24ft open plan arrangement of charming sitting room and designated dining room which opens into the kitchen. There is a sun/utility room plus downstairs cloakroom/wc. The upper 2 floors comprise 4 double bedrooms, a bathroom plus a superbly proportioned shower room. Natural timber floorboards flow throughout the property with further benefits including gas central heating, double glazing, a beautifully manicured, large rear garden which includes a covered pergola seating area, large lawn, well stocked borders and outhouses. The added bonus is the deep driveway providing ample off-street parking. Ideally located within the centre of Bembridge - a short distance from the great choice of local shops and eateries, Churches, primary school as well as lovely rural walkways, beaches and sailing clubs.

**Council Tax Band: E \* EPC Rating: C \* Deposit: £2075 \* Available: July**

**ENTRANCE:**

Double glazed door into PORCH with tiled flooring. Hard wood door to a welcoming HALLWAY with stripped wood flooring. Radiator. Stairs to First Floor. Doors to:

**SITTING/DINING ROOM: 7.32m x 3.91m max (24'0 x 12'10 max)**

Sitting Room: Charming room with double glazed window to front. Feature fireplace with coal effect gas fire. Recessed cupboard. Stripped wooden floorboards. Open aspect to Dining Room: Attractive room with French doors to sun room. Fireplace. Radiator. Stripped wooden flooring. Opening to:

**KITCHEN: 3.28m x 3.05m (10'9 x 10'0)**

Fitted kitchen comprising range of cupboard and drawer units with contrasting work work surfaces. Inset 1.5 bowl sink unit. Gas fired Aga. Plumbing for washing machine and fridge freezer. Windows to side and rear. Stripped wooden floorboards and quarry tiled flooring. Deep walk in larder cupboard. Under stairs cupboard. Door to:

**SUN/UTILITY ROOM: 4.72m x 2.01m (15'6 x 6'7)**

A bright dual aspect room with window and door to side and double glazed French doors to garden. Fitted Butler sink. Tiled flooring. Radiator. Door to:

**DOWNSTAIRS WC:**

Comprising w.c. and wash hand basin. Tiled flooring. Radiator. Extractor.

**FIRST FLOOR LANDING:**

Stripped wooden floorboards. Stairs to second floor with cupboard below. Doors to:

**BEDROOM 1: 3.89m x 3.66m (12'9 x 12'0)**

Large double bedroom with double glazed window to front. Feature cast iron fireplace. Radiator. Stripped wooden floorboards.

**BEDROOM 2: 3.91m x 3.66m (12'10 x 12'0)**

Double bedroom with double glazed window to rear. Feature cast iron fireplace. Radiator. Stripped wooden floorboards.

**BATHROOM: 3.30m x 2.95m (10'10 x 9'8)**

Comprising suite of panelled bath, wash basin and WC. Tiled surrounds. Stripped wooden floorboards. Radiator. Double glazed window to the front.

**SHOWER ROOM:**

Large room comprising suite of shower cubicle, wash basin and WC. Radiator. Stripped wooden floorboards. Airing cupboard housing Vaillant gas boiler. Double glazed window to rear.

**SECOND FLOOR LANDING:**

Stripped wooden floorboards. Doors to:

**BEDROOM 3: 4.06m x 3.51m (13'4 x 11'6)**

Double bedroom with double glazed window to front. Radiator. Stripped wooden floorboards.

**BEDROOM 4: 4.04m x 3.51m (13'3 x 11'6)**

A double bedroom with a double glazed window to the rear. Storage into the eaves space. Radiator and stripped wooden floorboards.

**GARDEN/PARKING:**

A superbly tended enclosed rear garden comprising lovely patio seating area with pergola with the rest mainly laid to beautifully manicured lawn with assorted trees and well stocked flower and shrub beds. Timber and glass orchid house with electricity, garden shed and summer house. Outside tap. A paved parking bay to front of house, plus a long driveway to the side providing ample car/boat parking space - with double gates into rear garden.

**TENANTS' PERMITTED FEES:**

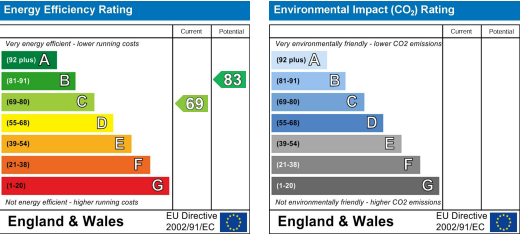
In accordance with Tenant Fees Act 2019 (inclusive of VAT):

As well as paying the rent, tenants may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

Deposit: Equivalent to 5 weeks' rent (as above)

Any changes to the tenancy agreement at tenants request, to include Key replacement if lost. Tenant's request for the early termination of the tenancy agreement: Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. During the tenancy (payable to the provider) if permitted and applicable: Utilities - gas, electricity, water; - Communications - telephone and broadband; Installation of satellite; Television licence; Council Tax



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