



Guide Price £399,950

73 HOWGATE ROAD, BEMBRIDGE, ISLE OF WIGHT, PO35 5QU



## OFFERING SUCH INDIVIDUALITY AND CHARM!

Welcome to this delightful **DETACHED HOUSE** which is set well back from the road and is centrally positioned within a good sized plot. In need of some modernisation, this residence offers an excellent opportunity for one to 'put their own stamp on' and create their ideal home. The accommodation comprises a cosy front sitting room, large open plan kitchen/dining room - both over-looking the rear garden - a most useful extra study/hobby room plus downstairs w.c. The first floor offers 3 **BEDROOMS** and a large shower room. Some of the attractive features including 'triangular' bays and 'diamond' shaped windows - with additional benefits including **GAS CENTRAL HEATING**, double glazing, a **LONG DRIVEWAY** providing ample car/boat parking space, plus a detached **GARAGE**. A level walk leads to the excellent village amenities - including the primary school, plus a great choice of shops and eateries/bars - and is minutes away from the beautiful beaches. This popular village also benefits from Bembridge Marina, the renowned Lifeboat Station and Sailing Clubs. **CHAIN FREE**.

### ACCOMMODATION:

Double glazed entrance door into:

### HALLWAY:

A welcoming carpeted hallway with doors to Sitting Room and Kitchen/Diner. Stairs with timber banister leading to first floor. Radiator.

### SITTING ROOM:

A very charming and comfortable dual aspect reception room with double glazed windows - one to side, plus 2 attractive triangular bays to front. Radiators x 2.

### KITCHEN/DINER:

A very spacious and bright room with designated carpeted dining area; dual aspect double glazed windows over-looking side and rear gardens. Radiator. The kitchen area - with linoleum flooring - comprises a range of cupboard and drawer units with contrasting work surfaces over with inset sink unit. Gas cooker point. Plumbing for washing machine. Space for fridge. Wall mounted Glow-worm gas boiler. Door to:

### STUDY/HOBBY ROOM:

A well proportioned versatile room with double glazed window and door to outside. Wood effect vinyl flooring. Shelving. Vanity wash basin. Radiator. Double glazed door and window to side. Door to:

### DOWNSTAIRS W.C.:

Comprising low level w.c. Obscured window to side.

### FIRST FLOOR LANDING:

Carpeted gallery style landing with diamond shaped window to front. Airing cupboard housing hot water tank with immersion fitted. Doors to:

### BEDROOM 1:

Well proportioned triple aspect double bedroom with double glazed windows to sides and front. Radiator. Fitted wardrobe.

### BEDROOM 2:

An L-shaped bedroom with dual aspect double glazed windows to side and rear - the latter over-looking the rear garden. Radiator. Deep book shelving and fitted wardrobe/cupboard.

### BEDROOM 3:

A dual aspect bedroom with double glazed window over looking rear garden. Radiator. Diamond shaped window to side.

### SHOWER ROOM:

Modern shower room comprising very large shower cubicle (with aqua board splashback and glazed screen); wash hand basin inset within large vanity unit; w.c. Lino flooring. Access to loft. Radiator. Obscured double glazed window to front.

### GARDENS:

Set within a really good sized plot, the property is set well back from the road and is centrally positioned with mature lawned gardens to front and rear. Assorted shrubs and trees. The rear garden also comprises a greenhouse and area designated as a vegetable plot. Access via both sides of the property. Outside tap.

### DRIVEWAY:

A deep shingled driveway provides ample car/boat parking and leads to garage.

### GARAGE:

Measuring 19'11 x 9'11, a good sized single garage with up and over door plus a sectioned off workshop area.

### TENURE:

Freehold

### OTHER PROPERTY FACTS:

Council Tax Band: D

EPC Rating: D

Conservation Area: No

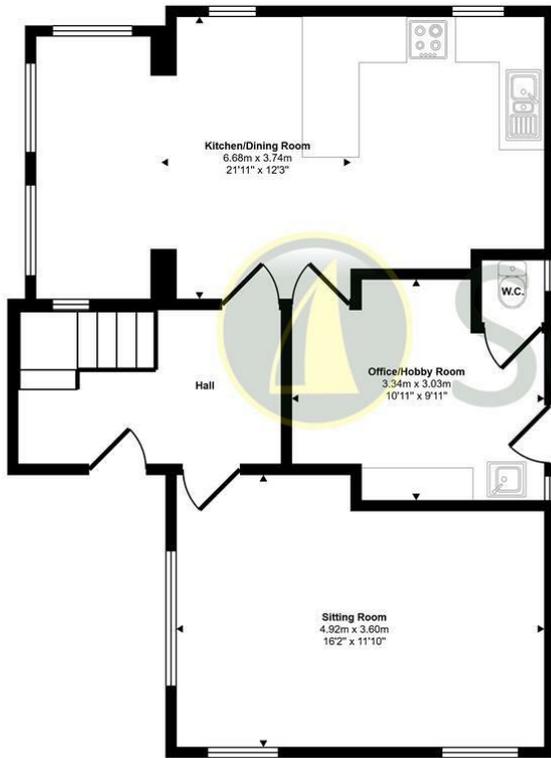
Flood Risk: None

Construction: Traditional brick build with render

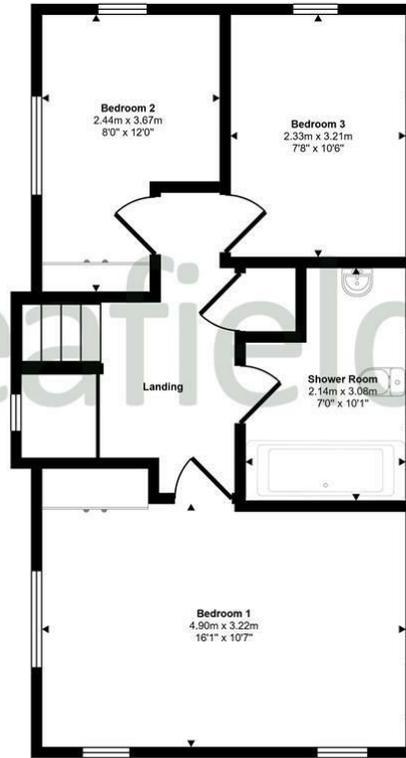
### DISCLAIMER:

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.

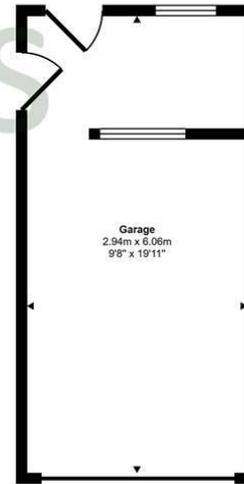
Approx Gross Internal Area  
126 sq m / 1352 sq ft



Ground Floor  
Approx 60 sq m / 641 sq ft

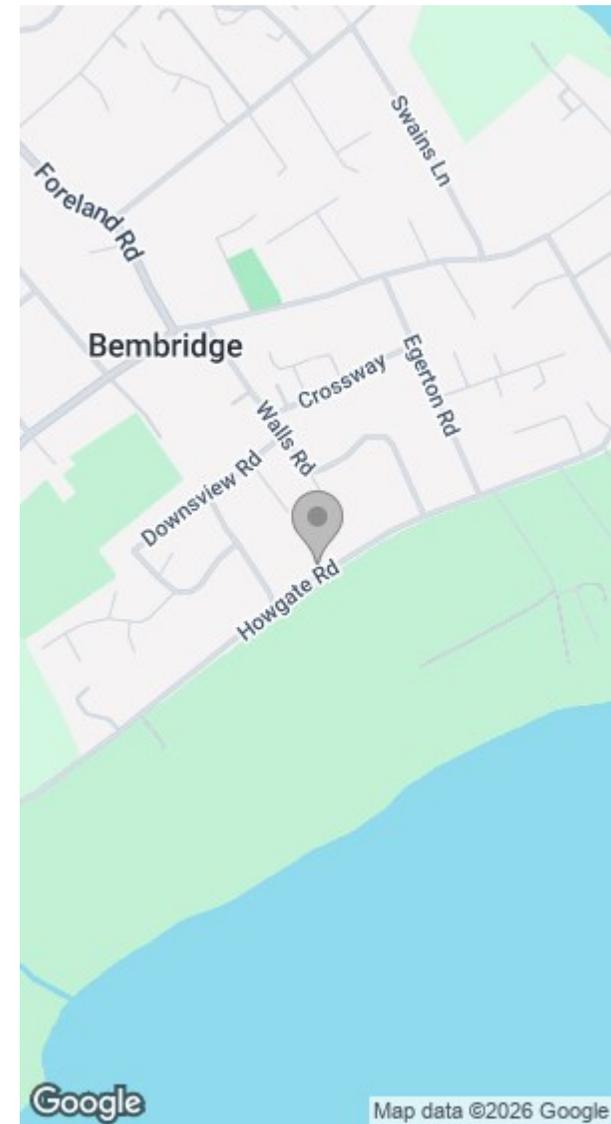


First Floor  
Approx 48 sq m / 520 sq ft



Garage  
Approx 18 sq m / 192 sq ft

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	64	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

