

**Auction**

4 bed town house to buy in PO33

Embankment Road, St. Helens, Ryde, Isle of Wight, PO33 1XG

£585,000

 Starting Bid

 x 4  x 3  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Four Bedroom Townhouse
- ✓ Three bath/shower Rooms
- ✓ Two balconies
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A fabulous opportunity to purchase a 4 bedroom townhouse with the principal bedroom on the top floor having a mezzanine level and balcony to enjoy the amazing views over Bembridge Harbour and, in the opposite direction, Brading Marshes. This flexible home could be adapted to make a ground floor self contained flat or holiday let. With two balconies, two reception rooms, garage and off road parking this home has the bonus of being chain free.

Townhouse With 4 Bedrooms Within Harbour Location - Fantastic waterside views and a 180 degree field of vision over Brading Marshes, gives an ever changing landscape and can be really appreciated from the two balconies on the first and third floors, the top full width balcony is deep enough for dining al-fresco whilst enjoying the incredible views. There are also three bathrooms, two reception rooms, kitchen, utility room, off road parking for 2/3 vehicles as well as an internal garage. A family home and successful holiday let, this modern property is ready to move in and is chain free.

12 Port St Helens - Set on the South Quay of Bembridge Marina, 12 Port St. Helens is an extremely desirable four floor home with uninterrupted, far reaching, outstanding and dynamic views from each window. The North panorama, almost 180°, is the whole of Bembridge Harbour and The Solent beyond and the mainland from Hayling Island to Chichester: watch the cruise liners, shipping and yachts come and go. The South panorama, also almost 180°, sweeps from Bembridge Windmill to Brading Village Church encompassing the RSPB Brading Marsh wetland sanctuary, Bembridge Airport and the NT Bembridge Downs. Keep your binoculars ready as the vistas are always changing and there's so much to watch. You have a birdseye elevation of the Reserve, which is a habitat for an array of protected wild species, rare visitors and ground nesting birds such as Lapwing which breed here annually. The recently introduced White-Tailed Eagles are spotted frequently.

Wake up to amazing sunrises, spectacular skies and, in the evening, watch as the golden hour makes the reeds and harbour glow. From the back door walk directly onto the quayside, cross the Mill Wall to the NT Duver sand dunes and Old Church beach and continue to secluded Priory Bay, Seaview Village and Puckpool Park; All without coming close to a road.

Interior - There are four bedrooms and three bathrooms, a large sitting/dining room, garden room, kitchen, utility room and garage.

The principal bedroom suite, with its high pitched ceiling, includes a mezzanine floor as an additional sleeping area or raised relaxation space. Bi-fold doors give a smooth transition between inside and out.

There is potential to extend onto the quayside as well as the opportunity to convert the ground floor to a self contained apartment or extended garden room.

Exterior - At the rear, an open paved patio leads to the grassed quayside; an ideal area for outdoor dining and relaxing by the water's edge. Recently, the Port St. Helens residents jointly purchased the whole quayside to preserve it for private use and enjoyment.

At the fore of the property is off road parking for 2 or 3 vehicles and a large garage which could house a small boat.

St Helens - St. Helens has a village store, restaurant, a pub and an antiquarian bookshop. Walk the old railway line bordering the RSPB Reserve around the embankment to Bembridge Village.

Bembridge Village Centre has a diverse selection of shops, bistros and a pub; on the way to the Lifeboat Station is Lane End supermarket, Anu Beauty and a Delicatessen.

The Harbour offers mooring and boatyard facilities, fishing trips, RYA training at Tackt-Isle Adventures and two sailing clubs. A two-minute stroll along the quay leads to Brading Haven Yacht Club. A family friendly, largely volunteer run club providing on the water activities, sail training, bar, galley and a varied social programme. The closest mainland links are Ryde for passengers, 5 miles, and Fishbourne for cars, 8 miles.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £585,000

Property Type: Town House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: Yes

Flooded in last 5 years: No

Source of flood: Sea

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

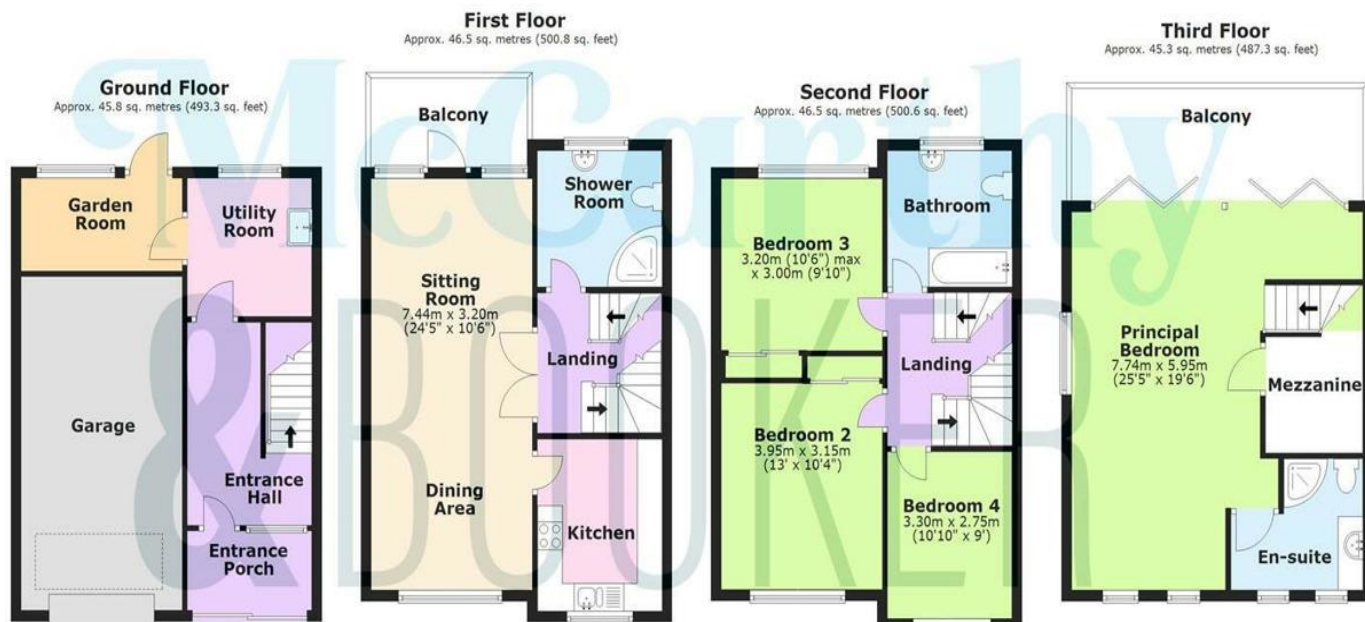
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Total area: approx. 184.1 sq. metres (1982.0 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited
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Plan produced using PlanUp.

12 Port St Helens, Embankment Road, St Helens, PO33 1XG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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