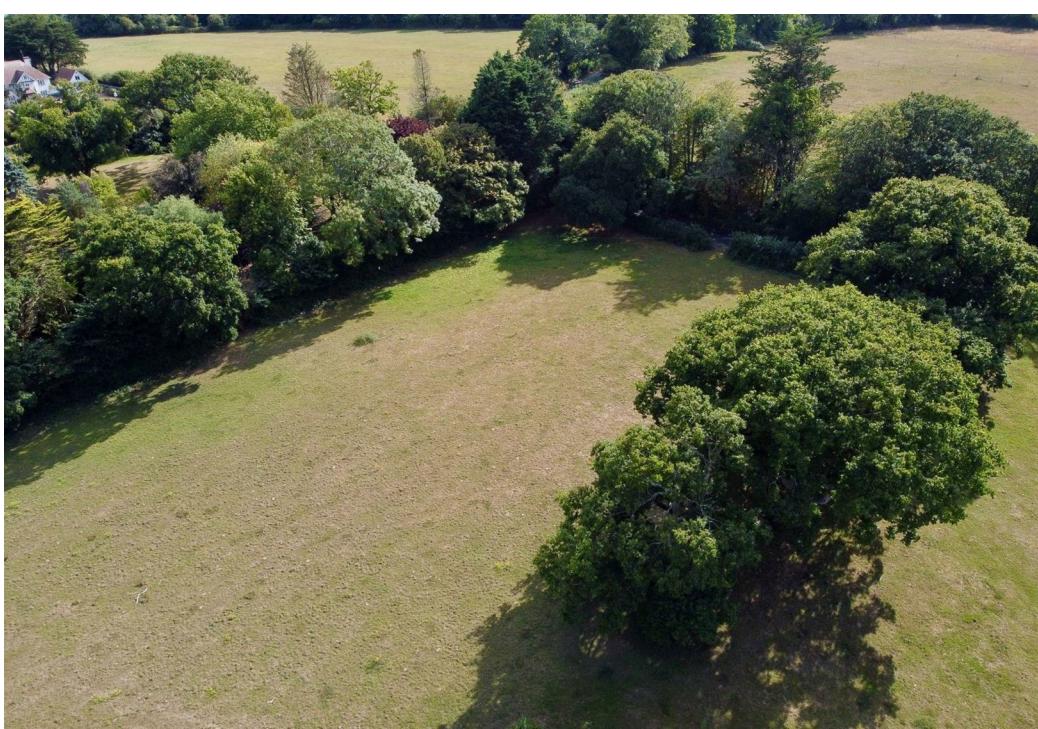


Plot 61 Hillway Road, Bembridge, PO35 5PJ

£475,000

EPC Rating: Council Tax Band: New Build



Exceptional Building Plot with Approved Planning - 303 sq. m Residence **Tucked away on the leafy approach of Hillway Road, this substantial plot offers a rare opportunity for the purchaser to build a striking four-bedroom, four-bathroom home of approximately 303 sq. m (3,260 sq. ft). Benefiting from private driveway access, a mature tree-lined setting and the potential for sea views from the first floor (to be confirmed), the site has already secured full planning permission and will be fully serviced, allowing a seamless start to construction. The design combines contemporary architecture with generous proportions, including four reception rooms, vaulted ceiling features and versatile spaces for modern family life. Plans offer the perfect balance of privacy, scale, and coastal living - an exceptional opportunity to create a bespoke new home in a prestigious Isle of Wight location. Planned Accommodation Overview

** Final property design and garage is subject to approval

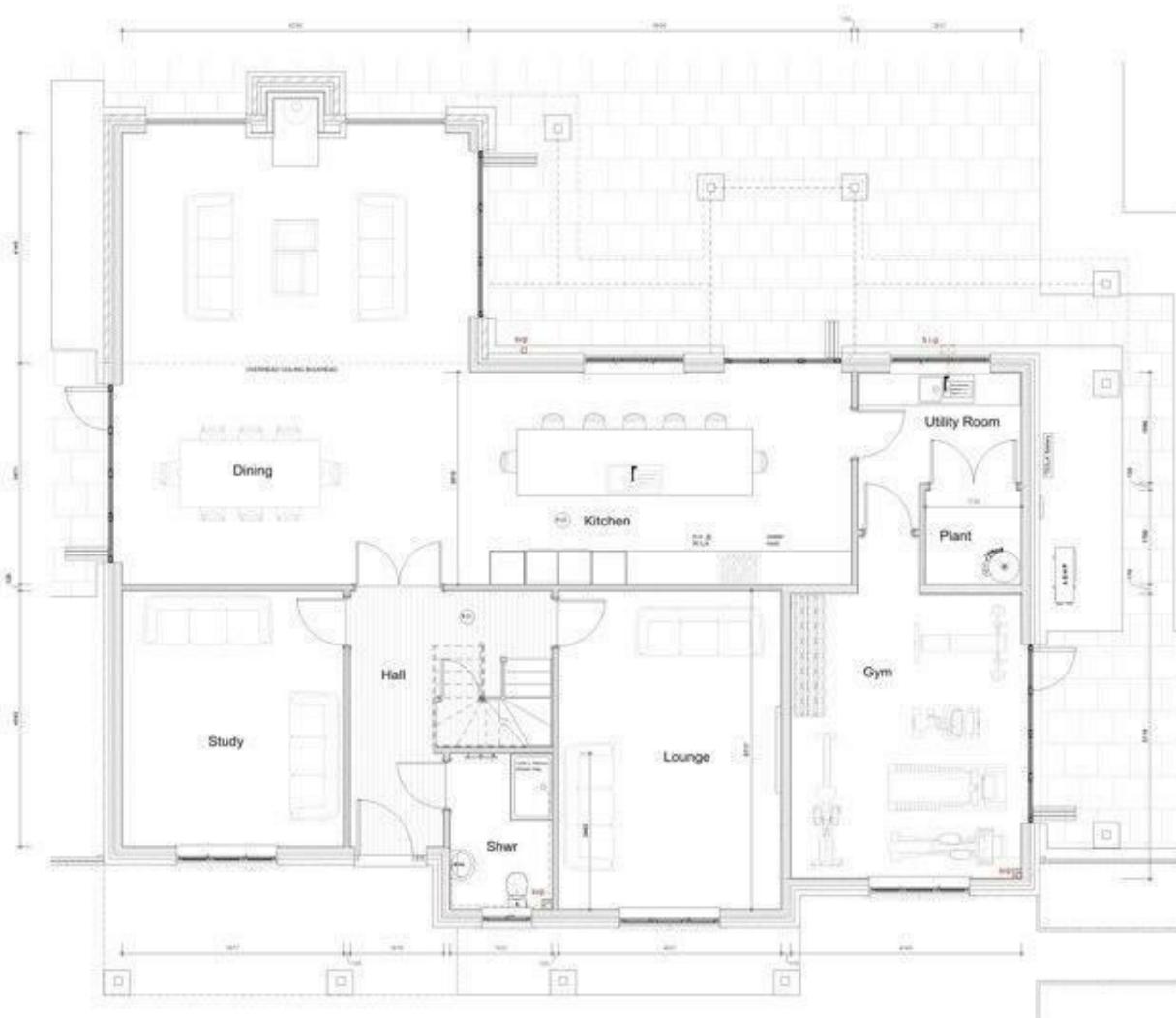
This home has been carefully conceived to blend modern living with a sense of scale, offering flexible reception rooms balanced with generous bedroom accommodation. Plot Setting: Private driveway, mature trees, and garden areas offering both seclusion and outlook. Lifestyle Flow: Ground floor entertaining and family zones connect seamlessly, while first floor suites provide privacy and luxury.

About the Location Bembridge is one of the Isle of Wight's most prestigious coastal villages, offering an enviable lifestyle for both permanent living and second homes. From Plot 61, you are within easy reach of: Beaches & Coastal Walks: A choice of sandy and shingle beaches, including Bembridge Ledge and Lane End, are perfect for sailing, paddleboarding, or simply enjoying the sea air.

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