

Green Oaks Swains Road, Bembridge, PO35 5XR

Asking Price £1,200,000

EPC Rating: Council Tax Band: F

**ELLIOTT  
LINCOLN**  
ESTATE AGENTS & ASSOCIATES

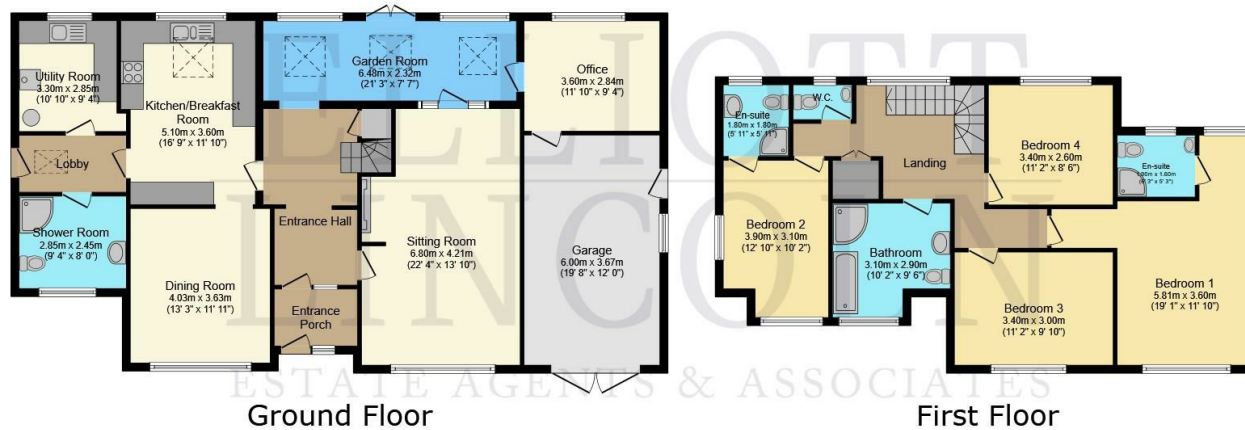
*Reassuringly familiar, refreshingly new*



Green Oaks is a substantial and beautifully proportioned detached family home, occupying a generous and private plot in one of Bembridge's most sought-after residential locations. Swains Road is a highly regarded address, well placed for access into the village centre, local shops, cafés and amenities, as well as Bembridge's beautiful coastline, beaches, harbour and coastal walks.

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Total floor area: 265.1 sq.m. (2,853 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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