

PIER HOUSE

PIER ROAD • SEAVIEW • ISLE OF WIGHT





PIER HOUSE

PIER ROAD • SEAVIEW • ISLE OF WIGHT

*An exceptional beachside home,
set in delightful gardens in a prime position
within this popular coastal village*

Constructed in 1898, in an unrivalled plot with 112 metres of direct beach frontage this fine villa was designed to take advantage of the panoramic sea views that extend from Bembridge across the Eastern Solent towards Portsmouth.

The accommodation is arranged over three floors, in addition to a cellar and retains a good range of original features however would benefit from some modernisation.

The principal rooms have extensive, deep windows and there are balconies at first and second floor levels.

Set within delightful gardens of approximately an acre with direct beach access and include a period studio and garage/boat store.

The backdrop of mature woodland to the West of Pier Road, comprising 3.24 acres



Grove House, Sherbourne Street
Bembridge, Isle of Wight, PO35 5SB
01983 873000
bembridge@spencewillard.co.uk
spencewillard.co.uk



14 Jewry Street, Winchester
Hampshire SO23 8RZ
01962 850333
winchester@knightfrank.com
knightfrank.com

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Seaview

The house is conveniently located in a highly desirable no-through road a short walk from the village of Seaview. This charming and sought after coastal village developed popularity in Edwardian times and is located on the north eastern coast of the Island, it has a popular yacht club and with easy access from London is a highly popular destination for discerning buyers seeking a coastal home. Seaview has many facilities including the renowned Seaview Hotel and Restaurant, a range of shops, delicatessen, cafes and restaurants. The excellent sandy beaches and surrounding waters are popular for sailing, kite surfing and paddle boarding whilst nearby Priory Bay just beyond Seagrove Bay, is an idyllic bay with a wooded backdrop providing access to the well-known Priory Bay Hotel.



The Isle of Wight

Situated just off the South Coast, communications are very good with London being accessible within 2 hours. The A3 provides easy access from London to Portsmouth, from where there are a number of car and passenger ferry routes to Ryde (about 2.5 miles) and Fishbourne (about 7 miles). Train services lead from London Waterloo directly to Portsmouth Harbour station, from where the catamaran runs.

- Portsmouth to Ryde – a fast catamaran passenger services. Journey time approx. 22 minutes.
- Portsmouth to Fishbourne – a car and passenger service. Journey time approx. 45 minutes.
- Southsea to Ryde – a passenger hovercraft service. Journey time approx. 12 minutes.



The Island benefits from both extensive scenic countryside and coastlines, much of it designated as an Area of Outstanding Natural Beauty. In addition to being world famous for its sailing and watersports, including the Cowes Week regatta, the Island provides a wonderful environment for an array of outdoor pursuits including beautiful coastal and country walks, riding and mountain biking with numerous golf courses and renowned shoots. There is also an array of historic and other tourist attractions.



Accommodation

Ground Floor

An **Entrance Hall** with adjacent **Cloakroom** leads to an impressive **Reception Hall** with a wide bay window providing stunning sea views, a door to the terrace and a staircase to the first floor. A further three reception rooms overlook the sea, including the **Drawing Room**, a characterful room with deep windows with window seats benefitting from panoramic sea views and an open fireplace. A nicely proportioned **Dining Room** features an open fireplace, hardwood flooring and a wide bay window with French doors opening to the terrace. A **Garden Room/Study** also features deep windows taking the view.

A **Rear Lobby** leads to the **Cellar** housing the oil-fired boiler, hot water tanks and provides useful storage.

A **Kitchen/Breakfast Room** fitted with a range of vintage units with space for dishwasher and range cooker, whilst the **Utility Room** provides a sink unit and space for washing machine and dryer along with a side access to the garden. There is a walk-in **Larder** with slate shelf, a **Pantry** and a secondary staircase to first floor.

First Floor

There are four double bedrooms, a single bedroom, a dressing room, three bathrooms and two balconies. Panoramic sea views are enjoyed from three of the bedrooms on this floor.

Second Floor

Providing a further four bedrooms, (three double and one single bedroom), a bathroom and a kitchenette.

Outside

The house sits in delightful mature beachfront gardens of approximately an acre, comprising lawns interspersed by mature trees and various borders, sloping down to a hedge adjacent to the sea wall where there is gated access on to the beach. There is a large brick terrace running the width of the house, perfect for al fresco seating and dining whilst taking in the sensational sea views.

Within the gardens there is a basic **Boat House/Garage** (18'6 x 9'5") served by power and lighting, and a timber clad **Studio** (17'3" x 7'6") served by power and water along with a **Garden Stores** and **Outside WC**. A sea wall with fencing forms the boundary with the beach, to the southern end of which is a private gated access with the remains of a concrete slipway leading onto the beach. In addition, there are double gates at the northern end of the garden leading onto the concrete apron that is situated between the sea wall and inner wall, ideal for storage of dinghies etc.

Part of Pier Road is included as shown on the plan, there is parking for numerous cars adjacent to Pier House. To the west of Pier Road, is an area of **mature woodland** as shown on the plan. In all the property extends to about 3.24 acres..

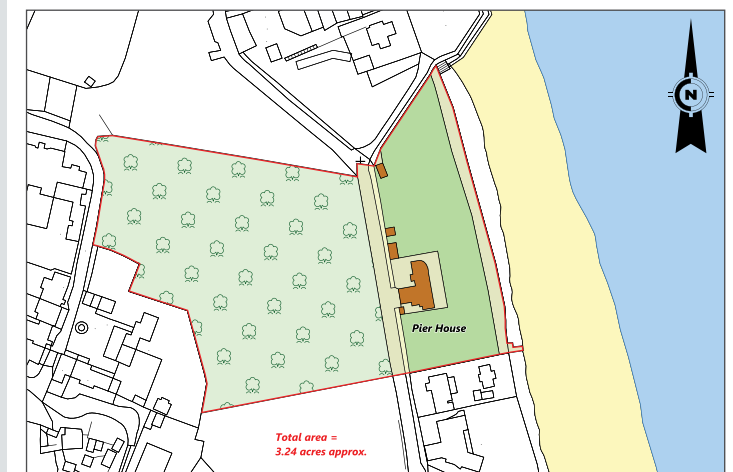
General Information

Overage Clause There is to be a development uplift clause in place stating that should planning permission be granted for any additional dwelling, 30% of any uplift in land value will be payable to the vendor for a period of 25 years.

Services Mains water, electricity and drainage. Oil fired central heating.

Postcode PO34 5BN

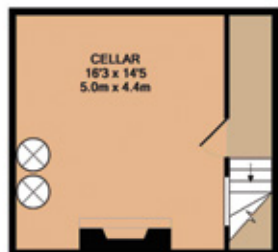
Viewings All viewings will be strictly by prior arrangement with the joint selling agents.



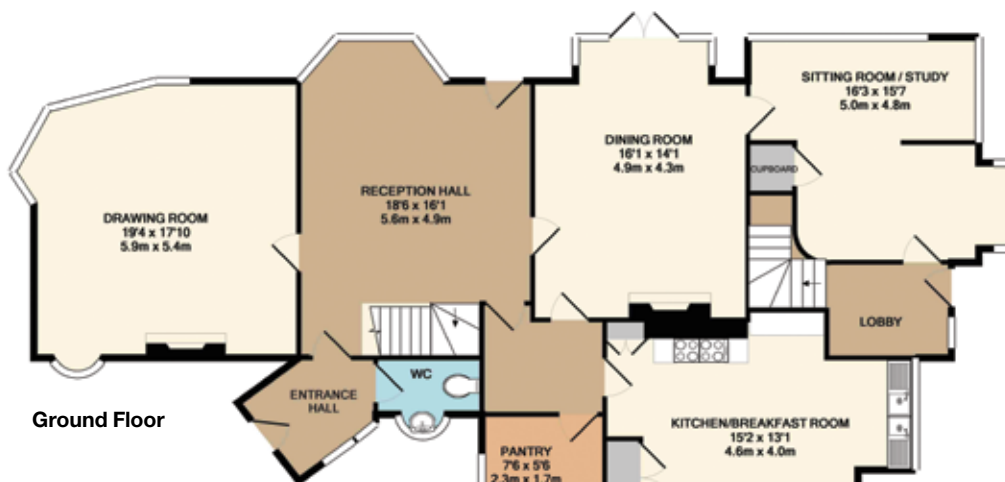
Approximate Gross Internal Floor Area

428.4 sq.m/4,611 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Basement



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			



01983 873000

Grove House, Sherbourne Street
Bembridge, Isle of Wight, PO35 5SB
bembridge@spencewillard.co.uk

spencewillard.co.uk



01962 850333

14 Jewry Street, Winchester
Hampshire SO23 8RZ
winchester@knightfrank.com

knightfrank.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard and Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor Knight Frank have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

