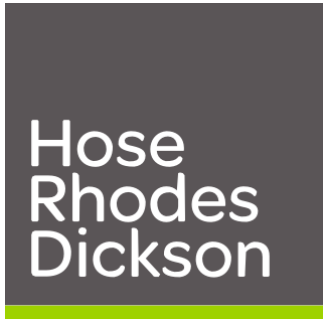




**£795,000**

WEST BRAMBLES (H4), SOLENT SHORES, GURNARD, ISLE OF WIGHT, PO31 8LE

- Stunning Solent Views
- Integral Garage
- Oak Flooring/Carpeting
- Built In Wardrobes
- Stylish Integrated Kitchen







**£795,000**

**WEST BRAMBLES (H4), SOLENT SHORES, GURNARD, ISLE OF WIGHT, PO31 8LE**

A stylish and contemporary development of beach front homes enjoying uninterrupted, spectacular Solent views. The Village of Gurnard is just a stones thrown away with its sailing club, green, restaurants and shop, whilst Cowes town is a little further away but still only a few minutes drive offering a wide range of cafes and stylish bars and restaurants, marinas, yacht clubs and the high speed passenger ferry to Southampton.

The development consists of five substantial town houses with garages and eight spacious apartments all finished to a very high specification internally with fully integrated kitchens. There is ample parking located at the rear of the development with landscaped gardens enjoying a southerly aspect. We believe that there is a property within this development to suit every buyer from families to couples, those seeking a beach front holiday home or a stylish and relaxing permanent residence.

- HOUSE SPECIFICATION** - Fully fitted kitchen with Crown & Bosch appliances with Caesar Stone counter top
- Fully tiled bathrooms including sanitary ware by Duravit & Matki and complementary fittings by Grohe & Crosswater
  - Wide plank oak flooring
  - Victoria natural cord carpet
  - Balcony or terrace with Solent view
  - Low maintenance powder coated aluminium windows
  - Low maintenance synthetic wood cladding to exteriors
  - Integral Garage

**GROUND FLOOR**

**ENTRANCE HALL**

**UTILITY ROOM** 6' 11" x 5' 5" (2.11m x 1.65m)

**MASTER BEDROOM** 19' 4" x 12' 10" (5.89m x 3.91m)

**BALCONY**

**EN-SUITE BATHROOM** 6' 7" x 5' 10" (2.01m x 1.78m)

**DRESSING ROOM** 7' 9" x 3' 7" to wardrobes" (2.36m x 1.09m)

**CLOAKROOM**

**FIRST FLOOR LANDING**

**OPEN PLAN LIVING ROOM** 21' 4" x 19' (6.5m x 5.79m)

**KITCHEN AREA** 10' 10" x 8' 7" (3.3m x 2.62m)

**BALCONY**

**BEDROOM** 13' 4 max " x 8' 3 plus wardrobes" (4.06m x 2.51m)

**EN-SUITE SHOWER ROOM**

**CLOAKROOM**

**SECOND FLOOR**

**BEDROOM** 19' 4 plus wardrobes" x 12' 11" (5.89m x 3.94m)

**BALCONY**

**EN-SUITE BATHROOM** 8' 5" x 5' 9" (2.57m x 1.75m)

**BEDROOM** 12' 10 plus wardrobes" x 12' 4" (3.91m x 3.76m)

**EN-SUITE SHOWER ROOM** 5' 10" x 5' 10" (1.78m x 1.78m)

**GARAGE** 15' 6" x 8' (4.72m x 2.44m)

**OUTSIDE** Three balconies/terraces to the front aspect enjoy the stunning Solent outlook. To the rear of the development lies a raised area of landscaped gardens with a patio area.

**NOTES** Photos depict the show home - house number two.

**Council Tax Band:** tbc



For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears

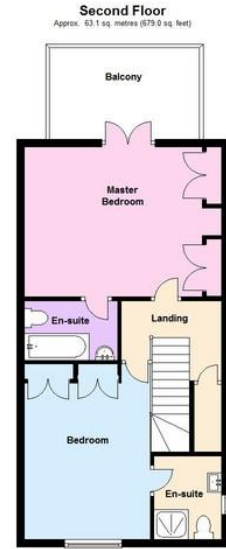
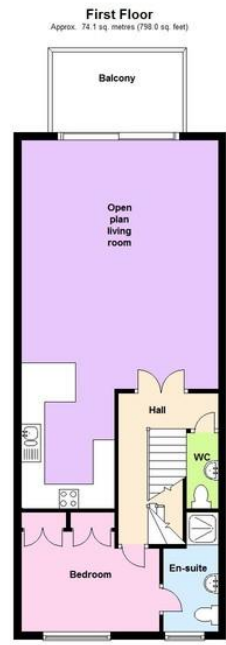
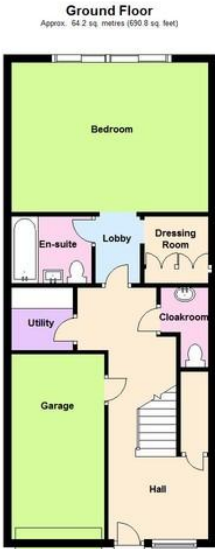
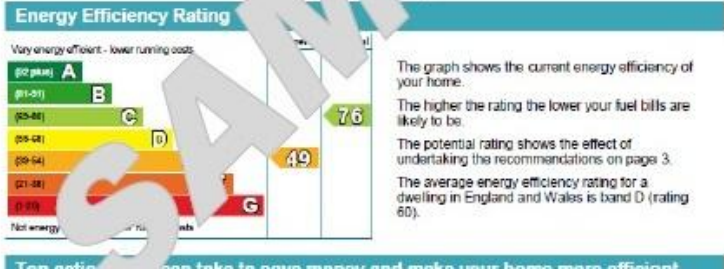
*Call Jon on* 01983 529944

USE THIS SOLUTION TO:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years			
Over 3 years you could save			
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£375 over 3 years	
Heating	£4,443 over 3 years	£2,000 over 3 years	
Hot water	£548 over 3 years	£200 over 3 years	
<b>Totals:</b>	<b>£5,367</b>	<b>£2,575</b>	<b>You could save £2,865 over 3 years</b>

These figures show how much the average householder spends on this property for heating, lighting and hot water. This excludes energy use for running appliances like computers, cookers, and any electricity generated by microgeneration.



Total area: approx. 201.4 sq. metres (2167.8 sq. feet)

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information. Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Cowes office to arrange a viewing  
01983 294714 or email [cowes@hrdiw.co.uk](mailto:cowes@hrdiw.co.uk)