

McCarthy
& BOOKER



36 Solent View Road, Gurnard, Isle of Wight, PO31 8JY

Guide Price £699,950



A fantastic opportunity to own an immaculate three bedroom bungalow with a long garden and its own private access to the 'secret' beach at Gurnard. Along with a two shower rooms, separate sitting room and dining area it has a great conservatory to watch the glorious Gurnard sunsets. Located in a very desirable road this is a chain free property with two parking spaces. Must be viewed.

Desirable detached 3 bedroom bungalow

Nestled in one of the most sought-after roads in Gurnard, this extremely well presented detached bungalow offers a rare opportunity for coastal living with its own PRIVATE BEACH ACCESS. With a tranquil ambiance and an abundance of natural light, this home with 2 shower rooms, large sitting room and dining area, conservatory and kitchen offers a seamless blend of modern comfort and peaceful surroundings. An extremely long garden has terracing at the furthest end with a wooden stairway that leads down to its own beach entrance towards Gurnard's 'secret' beach. All this with off road parking and chain free!

Interior

Offering two double bedrooms and one single, the accommodation exudes a sunny, airy ambiance creating a welcoming home or holiday retreat. The property features two well-appointed shower rooms, each equipped with tiled shower cubicles and modern suites, ensuring both style and functionality. The living room is bathed in natural light and offers a cosy atmosphere, perfect for unwinding. A chimney recess with a wooden mantelpiece provides space for a gas 'woodburner' style heater, adding both warmth and character to the room. The kitchen has a range of ivory-coloured base and wall units, complemented by integrated appliances including an oven, microwave and a 4-zone ceramic hob. Additional features include a freestanding washing machine, tumble dryer and fridge freezer along with ample storage space for added convenience. The dining area is bathed in sunlight thanks to Velux windows that allow the sun to stream in, creating a bright and inviting space for family meals and entertaining. The adjacent conservatory offers panoramic views of the garden through the wide sliding patio doors over The Solent, providing a tranquil retreat to enjoy the natural surroundings, listen to bird song and watch the ever changing seascape.

In Summary:

This detached bungalow offers an opportunity to embrace coastal living in a beautiful and serene setting. With its meticulously presented accommodation, modern amenities and enchanting outdoor spaces, this home provides the perfect retreat for those seeking a calm and relaxed lifestyle by the sea.



Outside Space

Rear Garden:

Step outside to discover a wide decked area, raised above the lawned garden, perfect for soaking up the sun, alfresco dining or enjoying the legendary Gurnard sunsets. Mature hedging and plants line the perimeter, creating a private and serene atmosphere. A garden store provides convenient storage for outdoor essentials, while a terraced garden at the end of the lawn leads to a secure gate providing direct access to the beach.

Front Garden:

A blocked paved area with room to park 2 vehicles and a purpose built raised planter to one side. Access on the right hand side of the building to the entrance door and further on into the rear garden.

Beach Access

Beyond a secure wooden gate is a recently built wide wooden stair way that leads down to a leafy woodland pathway that is included within the properties boundary. This in turn leads to the quiet and relaxing Gurnard Beach which offers an enchanting and peaceful escape.

Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

Further Information

Tenure: Freehold

EPC: D

Council tax band: D

Gas central heating

Private beach access, property reaches the high tide mark

Loft partially boarded with light



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 96.6 sq. metres (1039.7 sq. feet)

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