

SPENCE WILLARD



2 Cliff View Mews, Crescent Road, Shanklin, Isle of Wight, PO37 6FA

# *Glorious uninterrupted and panoramic views over Sandown and Shanklin Bay, this fantastic house is packed with a range of luxurious features.*

## VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



2 Cliff Views Mews, constructed in 2015 is a modern cliff top home arranged over 3 floors incorporating 4 bedrooms and 3 bathrooms, 2 of which being ensuite. On each floor there are fantastic far-reaching views out to sea and to the horizon which gives a unique feel inside the property with a spectacular outlook from all principal rooms. This particular house has been comprehensively refurbished in the last few years with all new décor, bathrooms and a stunning 'Pedini' Italian kitchen in addition to replaced balconies, decking and glazing with aluminium doors and windows in the kitchen. There are enclosed and low maintenance landscaped gardens at the rear also enjoying the view with a gate onto the path which leads to the beach. This house offers a relatively low maintenance lock up and leave, yet spacious and fully equipped home with plenty of rooms with the added bonus of high specification finish with a great attention to detail.

2 Cliff View Mews is located on a quiet yet, sought after road in Shanklin with direct access onto the cliff path which leads to the beach Shanklin town centre with its shops and restaurants and Shanklin Chine with its access to the beach and eateries a pleasant short walk away. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours.

## Accommodation

### Ground Floor

The wide hall is accessed through a modern contemporary aluminium door. Understairs cupboard and W.C cloakroom with tiled floor and feature wallpapered walls, vintage, wash basin and W.C.

### Kitchen/Dining Room

Overlooking the garden and out to sea this superb new kitchen boasts a range of high quality kitchen units with worktop sweeping around in an ark comprising two built in sinks also with 3 separate gas fired hobs all made by Italian company BARAZZA. Units are a mix of gloss finish, off white and oak effect with soft close and LED lighting. There are mid-level Bosch oven, microwave and grill, integrated dishwasher and fridge. Wall mounted TV A/V points and mirrors at each side expanding the glorious view.

### Utility Room

Cupboard housing unvented heating cylinder and wall-mounted under counter worktop storage with a large stainless-steel sink with a mixer tap and space and plumbing for a washing machine.

#### Bedroom 4

Currently arranged as a study this additional room has built in wardrobe storage and a window overlooking the front aspect.

#### First Floor

The main sitting room is located on the first floor with full width aluminium low profile sliding glass doors accessing a large, covered balcony with stunning sea views. The room is fitted with a white deep pile carpet and hidden television AV points and touch controlled dimmer lighting. The first floor further comprises a generous double bedroom and family bathroom with bath, shower, wash basin, heated towel rail and W.C.

#### Second Floor

##### Bedroom 1

Achieving the best views in the house the principal bedroom has a bay window with door accessing its own balcony with frameless glazed balustrades. The bedroom suite is spacious and has a full bank of sliding door wardrobes storage and en-suite with large walk-in shower, wall mounted vanity wash basin, heated towel rails, W.C. and tiled walls and floor. On The landing is an airing cupboard housing the boiler while Bedroom 2 is another spacious ensuite bedroom with windows overlooking the rear aspect and an ensuite shower room. Small built-in wardrobe/cupboard.

#### Outside

The gardens of 2 Cliff View Mews offer relatively low maintenance with parking space at the front of the house with lockable storage area beyond. At the rear landscaped gardens help frame the views and a gate accesses a path which leads to the beach.

The gardens incorporate a raised deck with seating area and southerly aspect as well as patio area with lighting on the deck. Space and plumbing for a hot tub/spa.

#### Miscellaneous

There is an annual communal insurance charge payable to the 'Cliff Mews Management Company' for the driveway areas that is split between the four residents of approximately £70 each per annum.

#### Services

Mains electricity, gas, water and drainage. Heating is provided by gas fired boiler (airing cupboard on second floor) with unvented cylinder (utility room) and delivered radiators.

#### EPC Rating

B

#### Council Tax

D

#### Tenure

The property of Freehold





Postcode  
PO37 6AF

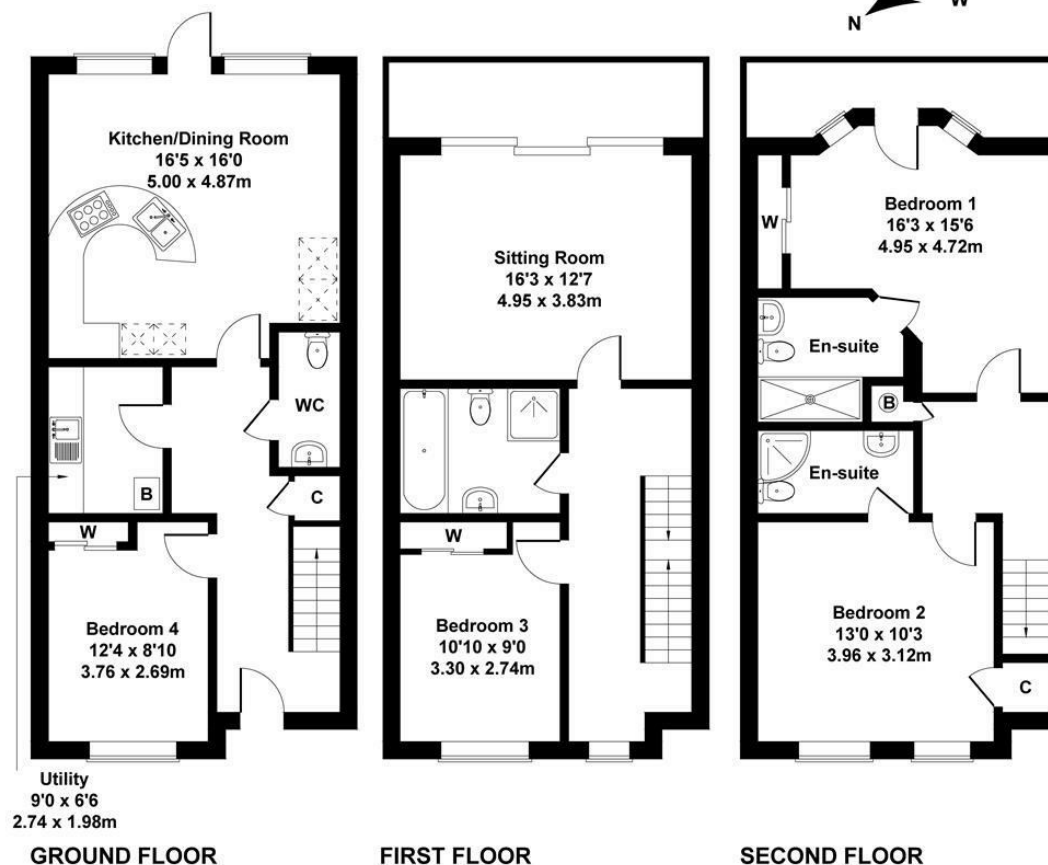
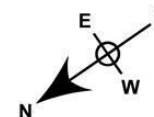
Viewings  
All viewings will be strictly by prior arrangement with the sole selling  
agents Spence Willard.





## 2 Cliff View Mews

Approximate Gross Internal Area  
1690 sq ft - 157 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

SPENCEWILLARD.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 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 any joint agent has 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.