



33 CLIFF ROAD

Cowes, Isle of Wight, PO31 8BN





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An attractive semi-detached, four-storey Townhouse, completed in 2008, benefitting from a high specification throughout with distant Sea Views.

Guide Price - £595,000

Ground Floor

Porch | Integral Garage | Hall | W/C | Utility

First Floor

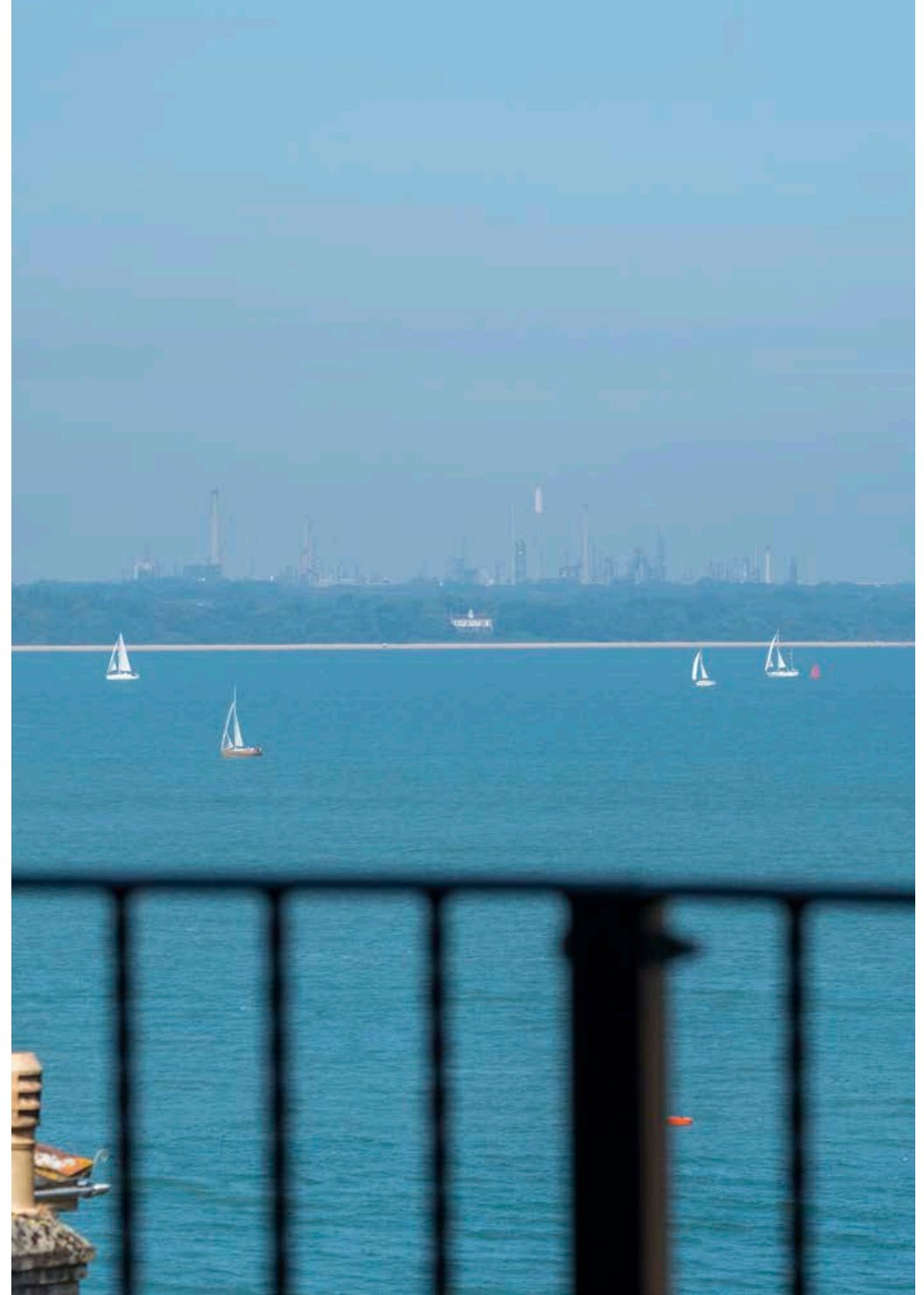
Bedroom with en-suite | Second bedroom | Office/Bedroom with terrace | Family Bathroom

Second Floor

Lounge/Diner with Balcony | Kitchen with rear terrace

Third Floor

Master Bedroom with en-suite and balcony







SITUATION

33 Cliff Road is situated within the sought after, internationally renowned sailing area of Cowes, just a 10 minute walk from the Town Centre and a 5 minute walk to the Seafront.

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week. Southampton is easily accessed via the Red Jet high-speed passenger ferry, with direct trains to London. Some of the country's most prestigious yacht clubs, including The Royal Yacht Squadron, The Royal Ocean Racing Club, The Royal London Yacht Club are a short walk away. The popular High Street, boasts an excellent array of independent shops, bars and restaurants.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including

Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with several boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor; The Hut (recently voted by GQ Magazine as the best experience 4 years running), North House and The Smoking Lobster.

DESCRIPTION

33 Cliff Road is an attractive semi-detached, townhouse offering comfortable accommodation over four floors. The property was completed in 2008 and is built to a high specification, including marble and travertine flooring, stunning oak staircase, balconies and terraces on most levels enjoying stunning views towards The Solent.

Ground Floor

The main entrance welcomes you into the entrance hall, from a porch featuring stone pillars. On the ground floor there is a large integral garage with up and over electric door, suitable for parking, storage or a gym; a utility room and w/c. A stunning oak staircase leads through to the first floor.

First Floor

The first-floor benefits from a bedroom with en-suite, a further two double bedrooms (one currently used as an office with access to the rear paved terrace) and family bathroom.

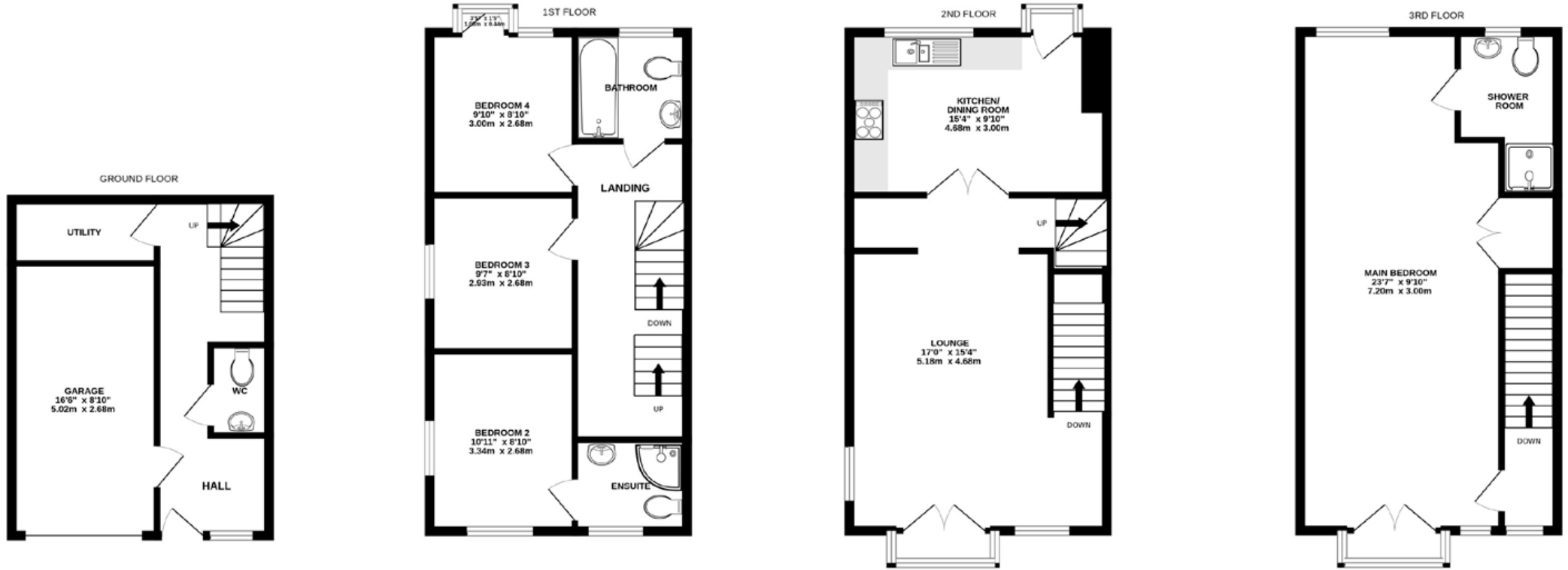
Second Floor

The second floor provides accommodation including a large kitchen with granite counter top, a range master cooker, with access to the south facing paved terrace. From the kitchen there is a large lounge/diner with Juliet balcony enjoying stunning views towards The Solent.

Third Floor

The third floor, currently designed as a large bedroom with en-suite occupying the whole of the top floor, this could provide extra living accommodation, if required. This is a wonderful triple aspect room with built in cupboards and balcony enjoying, once again, wonderful views towards The Solent, and beyond to The New Forest and Southampton. Planning permission was previously granted after completion of the property for a roof terrace, which has now lapsed. Further information is available from the selling agents.

Approximate Gross Internal Floor Area
159.8 sq.m (1,720 sq.ft)



IMPORTANT NOTICE

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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.



GENERAL REMARKS AND STIPULATIONS

Method of Sale

33 Cliff Road is offered for sale by private treaty as a whole.

Rights of Way

There are no public rights of way across property.

Access

The access to the property is directly from the public highway, Cliff Road.

Tenure

Freehold.

Services

33 Cliff Road is served by mains water, electricity, gas and drainage.

Local Authority

Isle of Wight Council

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Council Tax Band

F

EPC

D

Postcode

PO31 8BN



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WIFI

The property is connected to broadband and provides an upload speed of 80Mbps and a download speed of 20 Mbps.

Viewings

Viewings strictly by appointment with BCM.

Selling Agent

BCM, Isle of Wight office
Red Barn, Cheeks Farm, Merstone Lane, Merstone,
Isle of Wight, PO30 3DE

NB. These particulars are as at July 2024 and photography taken July 2024.



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