



- Substantial Detached Home
- 2 Shower Rooms & Bathroom
- Gated Driveway Parking for 5/6 Cars
- 4 Bedrooms
- Large Front & Rear Gardens
- Direct Access to the Cliff Path
- Generous Kitchen/Diner & Separate Lounge
- Superb Sea Views
- Potential for Self-Contained Annexe

21 Cliff Path, Lake, Isle of Wight, PO36 8PL

£625,000

This truly impressive detached home enjoys fantastic sea views and direct gated access on to the Cliff Path, with miles of sandy beaches and coastal paths literally on the doorstep. Sandown town centre is within walking distance and offers access to a range of useful local amenities, Lake train station is close by and provides direct ferry connections to the mainland, several popular schools, including both primary and secondary schools are all within easy reach.

The very flexible accommodation is arranged over 3 floors and comprises a lounge, large kitchen/diner, bedroom and shower room on the ground floor, 2 further bedrooms and another shower room on the first floor, and a large games room/utility area, conservatory with direct access to the garden and bathroom on the lower ground floor. Additionally, the property benefits from solar panels (owned), 2 cellar rooms, large front and rear gardens, a good-sized workshop and gated parking for at least 5/6 cars.

The fantastic coastal location, generously proportioned accommodation, large gardens and ample parking makes this an ideal home for a large family or even a multi-generational family looking to utilise the lower ground floor level with the creation of a self-contained annexe. The property has been maintained to a very high standard by the current owners and a viewing is a must to fully appreciate everything this superb seaside property has to offer.



Accommodation

Entrance Hall

Lounge

17'1 into bay x 12'11 (5.21m into bay x 3.94m)

Kitchen/Dining Room

26'3 narrowing to 14'9 x 12'11 narrowing to 7'5 (8.00m narrowing to 4.50m x 3.94m narrowing to 2.26)

Bedroom 1

12'4 x 11'1 (3.76m x 3.38m)

Shower Room

10' x 4'7 (3.05m x 1.40m)

First Floor Landing

Bedroom 2

12'3 max x 11'7 (3.73m max x 3.53m)

Bedroom 3

12'3 max x 11'3 (3.73m max x 3.43m)

Bedroom 4

9'6 x 8'2 (2.90m x 2.49m)

Shower Room

10'1 x 4'8 (3.07m x 1.42m)

Lower Ground Floor

Games Room/Utility Area

22'11 x 11'2 (6.99m x 3.40m)

Bathroom

11'1 x 7'5 (3.38m x 2.26m)

Cellar Room 1

14'9 x 13'1 (4.50m x 3.99m)

Cellar Room 2

14'9 x 13' (4.50m x 3.96m)



Outside

To the front of the property the large lawned garden features a variety of established shrubs, plants and trees. There is a decked area directly accessed from the lounge, which is ideal to enjoy the morning sun. Gated access leads directly on to the Cliff Path. To the rear of the property the equally large rear garden is also laid mainly to lawn and well placed to enjoy the sun throughout the day, with a good-sized workshop, greenhouse and gated driveway providing ample parking for at least 5/6 cars.

Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

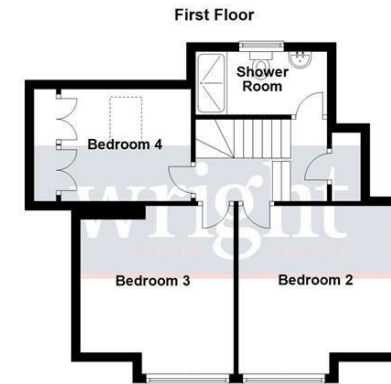
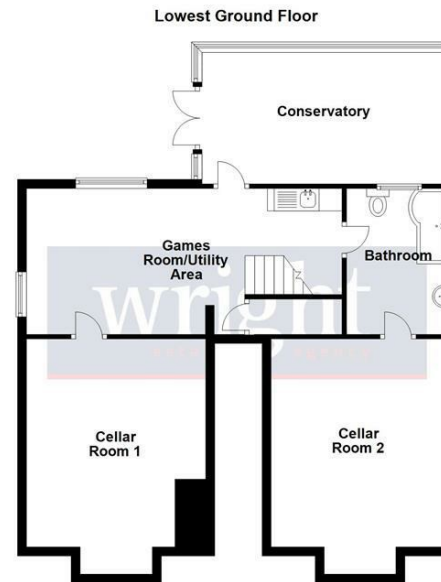
Council Tax

Council Tax Band E - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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PROTECTED



Viewing: Date Time