



**Fishbourne, Isle of Wight.**

**£1,500,000**

**ELLIOTT  
LINCOLN**  
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**Bedrooms: 4 | Bathrooms: 3 | Receptions: 3**

A landmark coastal residence offering direct Solent frontage, private slipway, boathouse, and elegant family accommodation set within 0.6 acres, now available for the very first time.

For those seeking a truly exceptional coastal lifestyle, 98 Fishbourne Lane represents an exceedingly rare opportunity. This striking, detached home occupies a prime waterfront position in one of the most exclusive enclaves on the Isle of Wight, and comes complete with its own boathouse, private slipway, and panoramic Solent views.

Set within approximately 0.6 acres of beautifully maintained gardens, the property has never been offered for sale, a testament to both its desirability and the lifestyle it affords. Tucked away on a quiet private road, with no through traffic, this home enjoys an unmatched sense of peace, privacy, and connection to the water.

The most remarkable feature is its direct frontage onto the Solent, offering spellbinding views of passing yachts, ferries, and coastal wildlife. Whether you're sipping coffee from the roof terrace, relaxing in the conservatory, or enjoying a sunset from the front lawn, the changing light over the water is a constant companion.

The private slipway provides direct access to the sea, making it ideal for boat owners, paddle boarders, or those with a keen interest in coastal recreation. Adjacent sits a characterful boathouse, currently used for storage and marine equipment. This is a versatile structure that could lend itself to a range of uses subject to the usual permissions.

#### **Disclaimer**

Our particulars give a fair overview of the property, however, should you have any points of concern or query please don't hesitate to contact Elliott Lincoln direct so that we can clarify. Prospective purchasers are always advised to commission a full inspection of the property before proceeding to exchange of contracts. These particulars are believed to be correct and have been verified by or on behalf of our vendor. Interested parties should satisfy themselves as to their accuracy and as to any other matter regarding the property such as its location, proximity to other features or facilities which are of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. In addition, appliances and services have not been tested unless otherwise stated.



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- Exceptional sea and mainland views
- First time to the market – a once-in-a-generation opportunity
- Private water frontage to the Solent with slipway and boathouse
- Spacious four-bedroom detached house backing onto woodland owned by the Abbey
- Additional home office / fifth bedroom and two bathrooms
- Stunning bay-windowed living room with multi-fuel burning stove
- Conservatory and roof terrace with far-reaching sea views
- Detached garage and parking for several vehicles
- Set within 0.6 acres of enclosed gardens on a private road
- Close to mainland ferry links, Ryde School, and Quarr Abbey

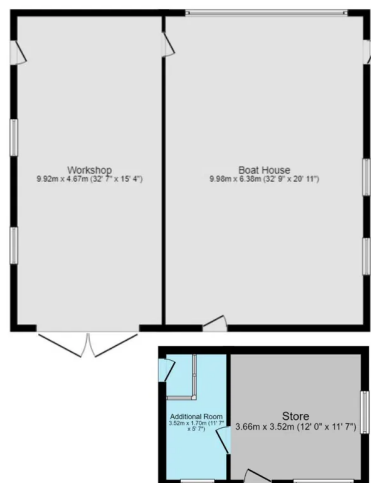






Total floor area: 172.4 sq.m. (1,856 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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