

SPENCE WILLARD



16 Princes Esplanade, Gurnard, Isle of Wight

# *Well-situated just off the seafront, a plot with planning consent for a two bedroom single storey house with sea views and parking*

VIEWING

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## **PLOT AT 16 PRINCES ESPLANADE**

Occupying an elevated position, discreetly set back from the seafront, the plot has planning consent for a two bedroom property which shall benefit from views over The Solent including summer sun sets. The previous building has been demolished and mains electricity, drainage and water already exist on site. There is a single parking space just off the Esplanade from which a path with steps leads up to the plot.

The proposed house will comprise a hallway, a large open plan kitchen/living room with dual aspects and glazed doors to the terrace, two bedrooms, one with an en-suite shower room and a separate bathroom. There will be a small garden principally to the south of the proposed house. There is a covenant limiting the height of the building to 3.5m.

The seafront just opposite has a waterside promenade that leads to Cowes whilst within a couple of minutes walk is the beachside village green with scenic Solent views. The adjacent beach is popular for paddleboarding and kitesurfing whilst adjacent to the Green are the popular Woodvale pub and the excellent local sailing club. In addition, the village has a local shop, café and a further pub. Cowes is a short walk away with its international sailing scene, great choice of restaurants, independent shops and the high-speed ferry links to Southampton, enabling easy access to the Southampton Airport and London.

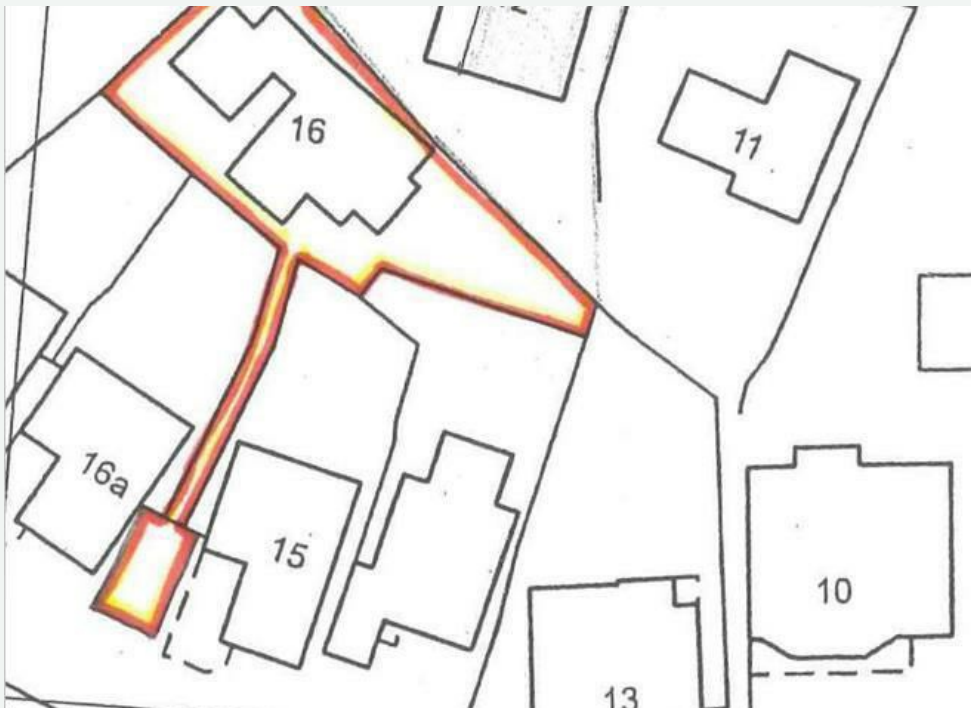
PLANNING Planning consent reference 20/01037/FUL was granted on 24th February 2021. The pre-existing building has been demolished.

POSTCODE PO31 8LE

TENURE Freehold

SERVICES Mains electricity, drainage and water.

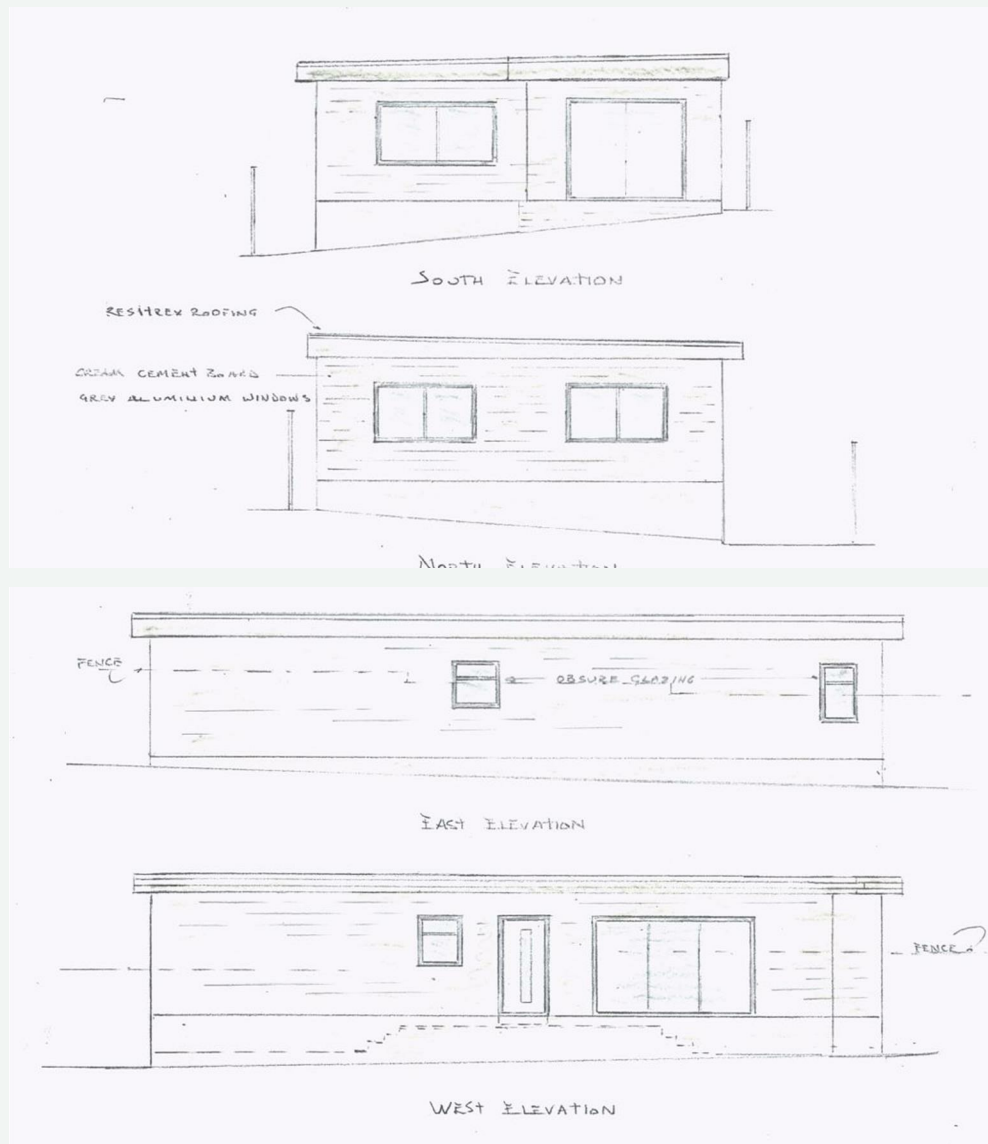
VIEWINGS All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.



16 Princes Esplanade



**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.  
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