21 PRINCES ESPLANADE

GURNARD, ISLE OF WIGHT

spence willard

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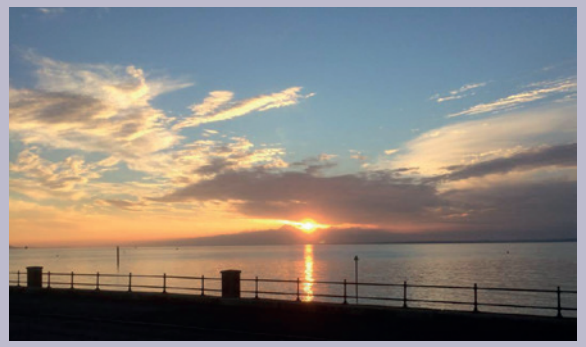
GURNARD, ISLE OF WIGHT

A NEWLY REFURBISHED WATERFRONT HOME, PROVIDING GOOD QUALITY SPACIOUS ACCOMMODATION WITH PANORAMIC VIEWS, PARKING AND GARDEN.

Set in a prime location on Gurnard seafront, this surprisingly spacious property has been refurbished to a high standard with contemporary accommodation arranged to take full advantage of the breath-taking views across The Solent.

There is easy access to the popular sailing club, beach café and pub whilst the village shop is within walking distance. Cowes can easily be accessed along the seafront, where there are a wide range of shops, restaurants, sailing facilities and frequent passenger ferries to Southampton, taking about 22 minutes with onward train connections to London.

In 2014/15 the property underwent substantial renovation undertaken by well-regarded Island builders, JR Buckett & Son, which included, re-roofing, installation of powder coated aluminium double glazed windows throughout and new electrical, plumbing and heating systems. Substantial quantities of insulation were incorporated into the ground floor, walls and ceiling making it a highly efficient home.



There is now underfloor heating throughout the ground floor, (except the utility room) and reconfiguration of the accommodation provides superb contemporary living spaces.

ACCOMMODATION
ENTRANCE PORCH

KITCHEN/LIVING ROOM Fitted with a good range of base and wall cupboards incorporating an island unit, all with granite work surfaces. Integral appliances include a Neff dishwasher, fridge and freezer, Belling range cooker with electric oven and 5 ring gas hob with stainless steel extractor over. Other features include a Quooker tap providing instant hot water as well as a Caple wine fridge.

There is oak flooring extending into a largely glazed alcove providing a super dining area with panoramic sea views.

LIVING ROOM A particularly spacious room with a wide window providing wonderful views over The Solent. Built-in book shelving.

SITTING ROOM An additional reception room with French doors opening to the rear garden.

REAR LOBBY Two airing cupboards, one housing the direct hot water cylinder, providing instant hot water throughout the house and the other housing the Vaillant gas fired boiler.

CLOAKROOM WC and wash basin.

UTILITY ROOM Fitted with a good range of built-in cupboards with worksurfaces, sink unit. Space for washing machine, dryer and second dishwasher. Access to garden and plenty of storage space ideal for wet weather gear. Accessed from outside or via the garage.

BEDROOM 3 Double bedroom with a range of built-in cupboards and unobstructed sea views.

BATHROOM Fitted with good quality shower, Villeroy & Boch bath with mixer tap and separate shower attachment, WC, wash basin and heated towel rail.

BEDROOM 4 A double bedroom with a southerly outlook over the garden and woodland beyond.

FIRST FLOOR

BEDROOM 1 A particularly spacious double bedroom with French doors leading to a balcony with stainless steel balustrades and glass panels from which there are views right across the western Solent.

DRESSING ROOM with an extensive range of built-in cupboards, sea views and access to walk in under eaves storage cupboard.

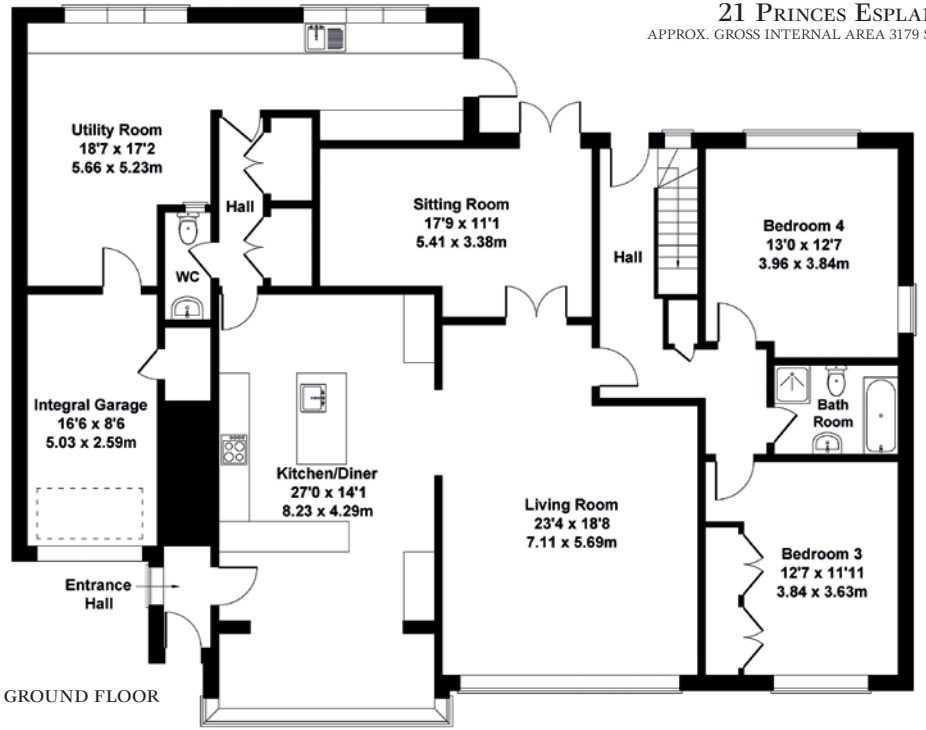
SHOWER ROOM EN SUITE Beautifully fitted with a large walk-in shower, twin sinks, WC and twin towel rails.

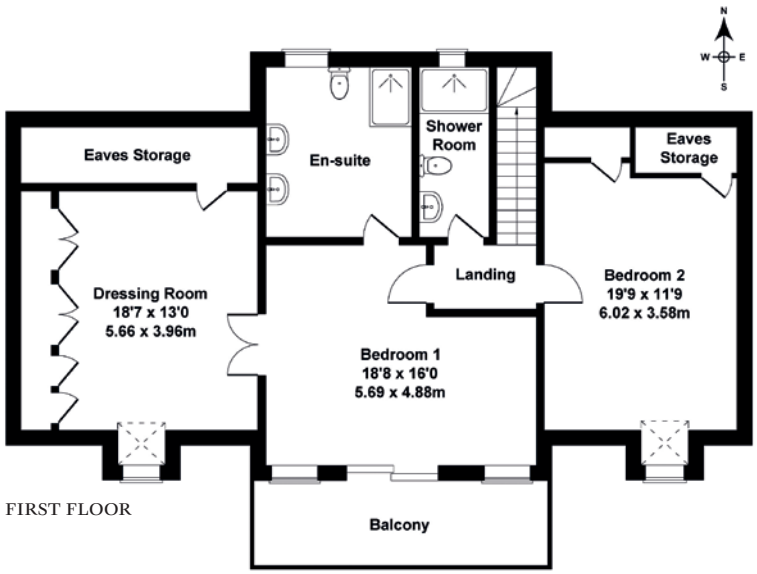
BEDROOM 2 A spacious double bedroom with a Velux window capable of opening into a balcony providing panoramic views and under-eaves storage cupboards.

SHOWER ROOM with shower, WC, heated towel rail and basin.

21 Princes Esplanade

APPROX. GROSS INTERNAL AREA 3179 SO.FT. (295 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.

OUTSIDE

There is a block paved driveway providing parking in front of the **SINGLE GARAGE** with electric up and over door and cupboard. An area of garden to the front of the house provides potential for dinghy storage.

To the rear of the property is a large south facing garden with paved terrace adjacent to the house with steps leading up to a lawned garden from which there are also Solent views and a wooden store. The gardens back onto mature woodland providing ample space for a home office.

POSTCODE PO31 8LE

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating, (underfloor on the ground floor).

EPC RATING C

VIEWINGS All viewings will be strictly by prior arrangement with selling agent, Spence Willard. Tel 01983 200880.

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The Property Ombudsman

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