

SPENCE WILLARD



Coast House, 17 Princes Esplanade, Gurnard, Isle of Wight

Occupying a superb position on the seafront, a detached modern home with panoramic and unobstructed views across The Solent with parking and a garage

VIEWING

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Coast House

Built in around 2000, the house provides light accommodation with large windows to the principal rooms making the most of the excellent sea views across The Solent towards the Hampshire Coast. Configured as an "upside down" house with the living rooms on the first floor, there is a large balcony adjoining the kitchen and sitting room from which the views stretching from the Western Solent to Southampton Water can be enjoyed including sensational sunsets for most of the year. The house has UPVC framed double glazed windows and doors throughout, and benefits from extensive parking (for 2-3 cars on the driveway), in addition to a single garage and car port. There is a low maintenance garden, including an extensive south and east facing paved terrace.

Situated on the fringe of the popular coastal village of Gurnard with its nearby sailing club, there are two pubs, a village shop and coffee shop. There is easy access to Cowes, with the town centre being a level walk of around a mile along the seafront where there are a good range of shops and restaurants as well as the high-speed Red Jet service to Southampton with onward connections to London. Cowes is world renowned for its sailing with numerous prestigious yacht clubs and marinas.

ACCOMMODATION

GROUND FLOOR

Approached via the carport with downlighters.

HALLWAY Alcove including coat hooks and staircase to the first floor. Airing cupboard housing indirect hot water cylinder with slatted shelving. Understairs cupboard.

BEDROOM 1 A double bedroom with a large window to the front elevation, providing wonderful sea views. Mirror fronted wardrobe cupboard with sliding doors.

SHOWER ROOM EN-SUITE Tiled throughout with a shower, wash basin with cupboards beneath, WC and bidet. Heated towel rail.

BEDROOM 2 A double bedroom with glazed door to the rear garden. Wardrobe.

BATHROOM Tiled throughout, with spa bath with mixer tap and shower attachment. Wash basin, WC and radiator serving as a heated towel rail.

BEDROOM 3 A single bedroom with an outlook to the rear and built-in cupboard.

FIRST FLOOR

LANDING

SITTING ROOM A dual aspect room with a large window to the front elevation providing wonderfully panoramic sea views across to the Hampshire Coast, along with sliding glazed doors opening to the terrace.

KITCHEN Recently fitted with an extensive range of base and wall cupboards with worksurfaces and integral appliances including Neff double oven, Bosch stainless steel hob with extractor over along with space for a dishwasher and fridge freezer. 1½ bowl stainless steel sink unit with mixer tap. A glazed door with side panels provides sea views and opens to the large balcony whilst there is also a serving hatch to the dining room and outlook to the rear.

CLOAKROOM Wash basin & WC.

STUDY/BEDROOM 4

DINING ROOM Two windows overlook the rear garden.

OUTSIDE A shared driveway leads to a parking area for two to three cars adjacent to a **SINGLE GARAGE** (19'2" max. x 8') with an electrically operated roller shutter door, water softener, plumbing for washing machine and Vaillant wall mounted gas-fired boiler. Part glazed door to rear elevation served by power and lighting.

Steps lead up to the **BALCONY** with glazed balustrade and stainless-steel handrail. This hardwood decked terrace is a superb outdoor seating and dining area from which the panoramic views can be enjoyed. With outside power, gas point and lighting.

A gated side access leads to the rear garden, designed for low maintenance comprising an extensive paved terrace garden (facing south and east), beyond which steps lead up to two higher level terraces.

SERVICES Mains water, electricity, drainage and gas. Gas-fired central heating.

EPC Rating C

TENURE Freehold

COUNCIL TAX Band F

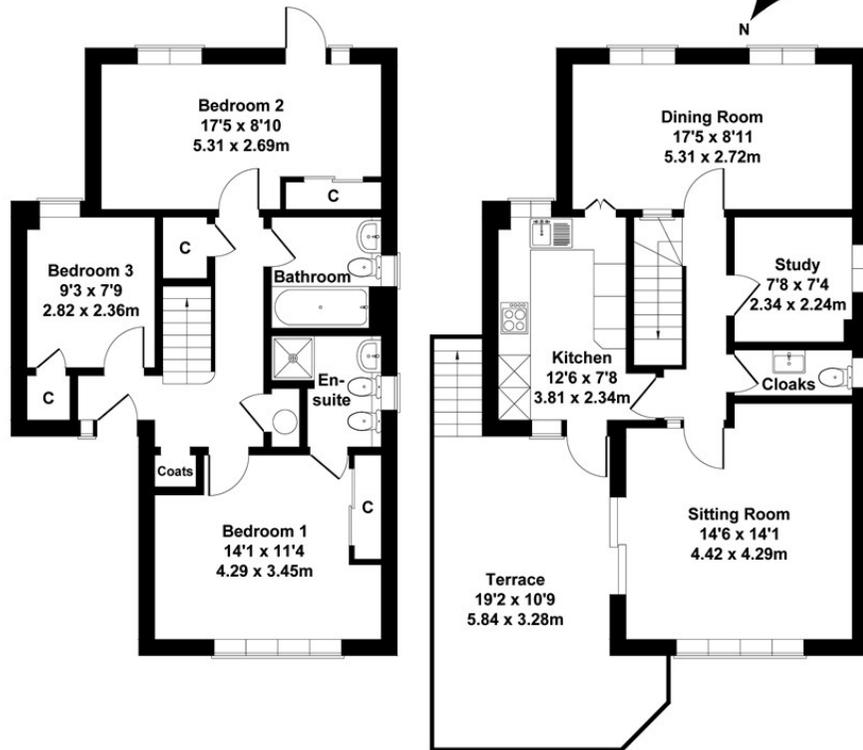
POSTCODE PO31 8LE

VIEWINGS All viewings strictly by prior arrangement with sole selling agents, Spence Willard.



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Approximate Gross Internal Area
1258 sq ft - 117 sq m



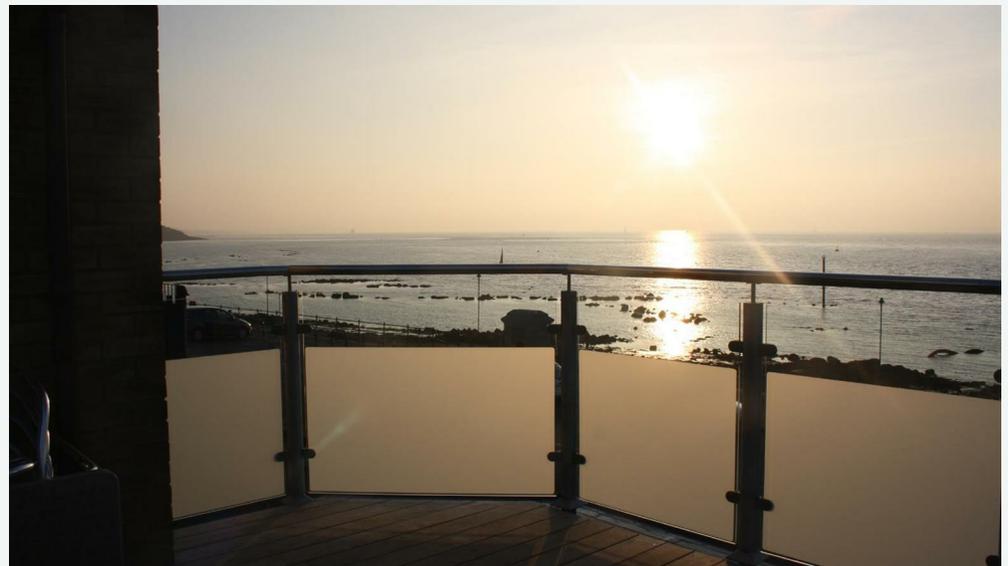
GROUND FLOOR

FIRST FLOOR

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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