

SPENCE WILLARD



21 Cliff Road, Cowes, Isle of Wight



# *A superb contemporary home with sea views, a south facing garden and garage, situated in a quiet position, a short distance from the seafront*

VIEWING:

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Constructed in 2007 this striking semi-detached home provides light and spacious accommodation extending to about 2,357 sq feet over four floors. It was built to a high specification with traditional construction and designed to be low maintenance and to make the most of the views. There are large windows, multiple sliding doors opening to balconies or terraces, the first floor forms the principally open-plan living space whilst versatile accommodation on the remaining floors can provide up to five bedrooms with four bath/shower rooms. The top floor is an impressive principal bedroom suite with large balcony forming a fantastic vantage point of The Solent. Quality materials and fittings include Velfac powder coated aluminium French doors and windows, a Bulthaup kitchen with Miele appliances, and Italian wardrobes by Verardo. Natural materials such as a solid cedar front door, oak stair treads and oak and travertine flooring have been used to complement the modern design.

The property is situated on a quiet, no through road set just back from the seafront with the amenities of this world renowned sailing centre including various yacht clubs, great restaurants, bars and a wider array of independent shops, as is the Red Jet fast passenger ferry to Southampton with onward train access to London.

## **ACCOMMODATION**

### **GROUND FLOOR**

Canopy with downlighters and solid cedar front door featuring stainless steel porthole opening to:

**ENTRANCE HALL** Travertine flooring, staircase with oak treads and hardwood handrail. Understairs cupboard.

**UTILITY/SHOWER ROOM** Built in cupboards and worksurface, sink unit and space for washing machine and dryer. Cupboard housing gas fired boiler. Shower and WC. Glazed door to rear terrace.



**BEDROOM 4** Sliding glazed door to the southern elevation opening to a terrace.

**INTEGRAL GARAGE** Electrically operated up and over door, power and lighting.

#### FIRST FLOOR

##### LANDING

**LIVING ROOM** Large sliding glazed doors open to a BALCONY and provide Solent views. There is a contemporary gas fire, Oak flooring extends through a wide opening to:

**KITCHEN/DINING ROOM** Fitted with a contemporary Bulthaup kitchen with a good range of built in cupboards and drawers, Miele integral appliances including oven, microwave, fridge/freezer, dishwasher and 5 ring gas hob with extractor oven and a Quooker tap. Space for a dining table adjacent to sliding doors opening to the south facing decked terrace and garden.

#### SECOND FLOOR

**LANDING** Airing cupboard housing hot water cylinder with slatted shelving.

**BEDROOM 2** A double bedroom with a range of built-in cupboards, a wide window provides views over The Solent to the Hampshire Coast.

**BATHROOM ENSUITE** Bath with mixer tap and shower attachment, wash basin and WC. Oak shelf with large mirror. Heated towel rail. Sea views.

**SHOWER ROOM** Large shower, wash basin, WC, oak shelf and large mirror over heated towel rail.

**BEDROOM 3** A south facing double bedroom with a range of built-in cupboards.

**STUDY/BEDROOM 5** Southerly outlook towards the garden.

#### THIRD FLOOR

Approached via a staircase with a large rooflight.

**BEDROOM 1** A stunning principal bedroom suite occupying the entire top floor comprising a spacious bedroom with space for a seating area and an extensive range of built-in cupboards. Large hardwood framed sliding doors open across the front elevation to the BALCONY, from which panoramic Solent views can be enjoyed. There is also a sliding glazed door opening to a smaller south facing balcony on the rear elevation. Intercom.

**BATHROOM EN-SUITE** Double ended bath, large shower, wash basin, WC and heated towel rail.







#### OUTSIDE

To the front of the garage there is a parking space for a small car and a side path and steps lead to the rear garden. There are sandstone paved terraces at ground and first floor levels linked by steps. The large terrace at first floor level has access to the kitchen and provides a great south facing space ideal for seating, dining and entertaining. Steps lead up to an upper largely gravelled garden with lavender beds from which there are sea glimpses.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating. Entry phone system, mains powered fire alarms, burglar alarm and automatic sprinkler system.

**EPC Rating** C

**COUNCIL TAX** Band G

**TENURE** Freehold

**POSTCODE** PO31 8BN

**VIEWINGS** Strictly by prior arrangement with the sole selling agents Spence Willard.

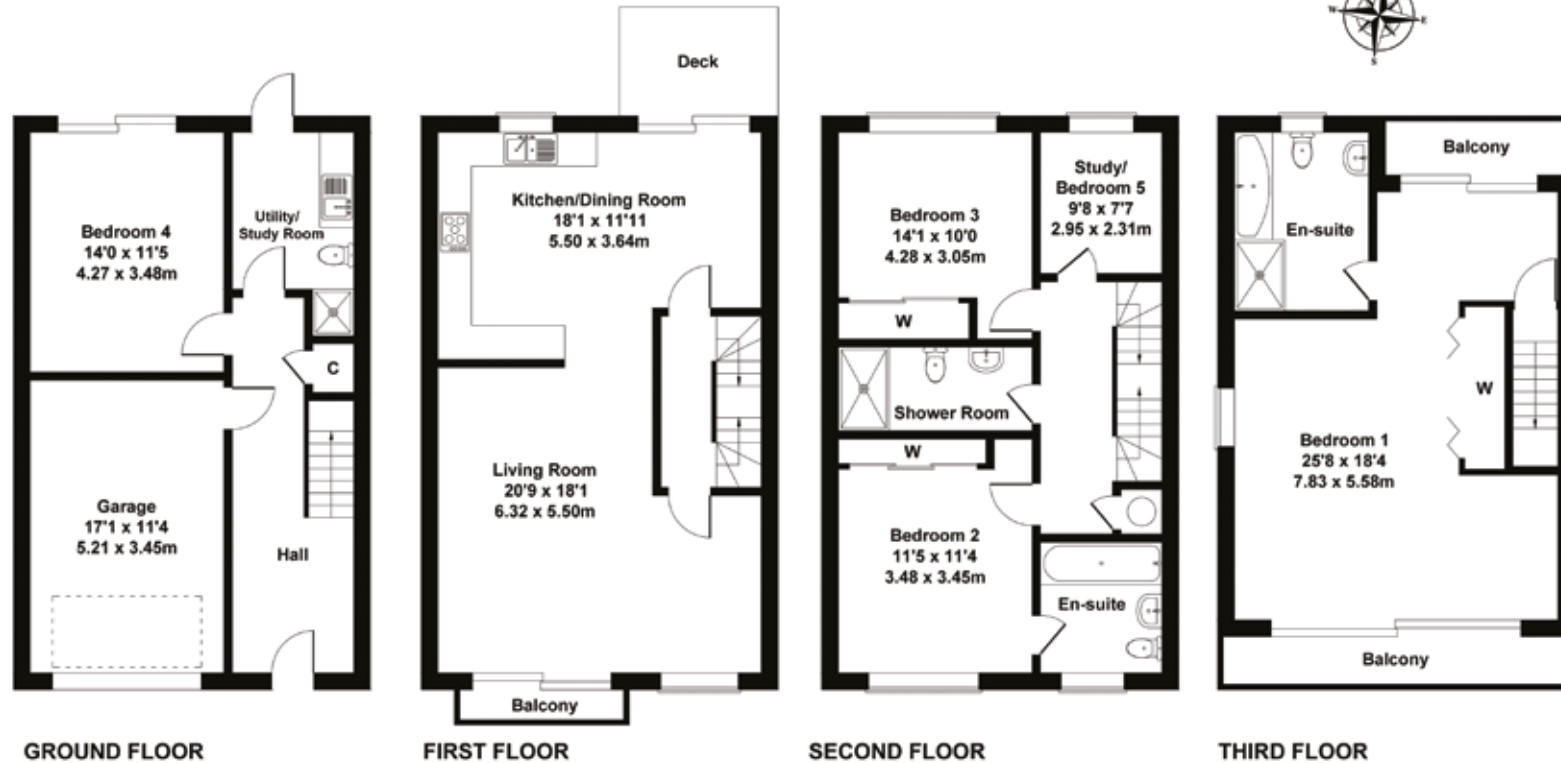






## 21 Cliff Road

Approximate Gross Internal Area  
2357 sq ft - 219 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.

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