



Price

£850,000  
Freehold

Northcliff Gardens, Shanklin, Isle of Wight,  
PO37



## Northcliff Gardens, Shanklin, Isle of Wight, PO37

10.3 miles from Fishbourne to Portsmouth Ferry  
9 miles from Ryde Catamaran & Hover Travel  
12.6 miles from East Cowes to Southampton Ferry

This superb home combines an enviable location with uninterrupted sea views, excellent living space throughout and exceptional attention to detail.

An exceptional detached house within an exclusive development

Double garage and block paved driveway

Spacious lounge with separate dining room and study

Superb panoramic views of the east coast and English Channel

Beautifully landscaped rear garden with extensive sun deck and access to cliff path





An exceptional, detached residence located within an exclusive cliff top development, this individual executive-style home offers stunning panoramic sea views, including breathtaking vistas of Sandown Bay and Culver Cliff. Completed in 2002 to a very high standard, its elevated position and thoughtful design maximizes the stunning coastal views, with the property enjoying an easterly aspect. This generously proportioned residence boasts four double bedrooms, including a principal suite with en suite facilities, offering both privacy and luxury. The accommodation is immaculately presented throughout, featuring gas central heating and double glazing, enhancing the comfort and energy efficiency of the home. The extensive living space includes three reception rooms, perfect for both formal and casual entertaining, as well as a modern, fully fitted kitchen. The lounge is a standout feature of the property, benefiting from double-glazed French doors that open onto a balcony with a large wooden deck, ideal for taking in the uninterrupted sea views. The superb kitchen/breakfast room is a focal point, comprising of an array of wall and

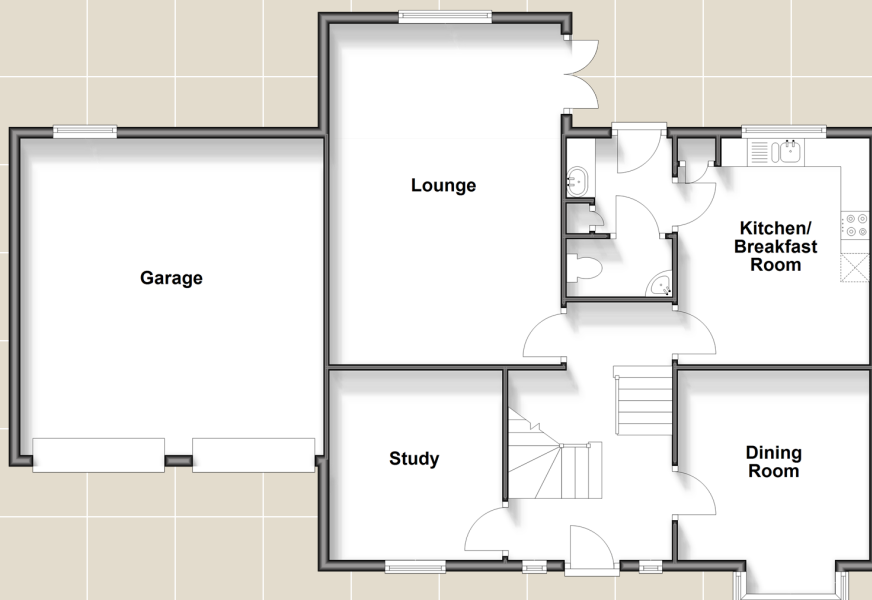
base units, a marble effect countertop, and a selection of integrated appliances, including a fridge, freezer, and dishwasher. On the first floor, the spacious landing leads to the principal bedroom, which offers spectacular views of the bay, cliff, and the English Channel and features an en suite shower room. A further double bedroom on this floor enjoys the same stunning easterly views. On the top floor, a spacious landing leads to two additional double bedrooms. Externally, the property features a walled low maintenance garden to the front, with a block-paved driveway that leads to the attached double garage, equipped with twin up-and-over doors, power, and light. To the rear, the Mediterranean-style garden is beautifully landscaped, with access to each side of the house via gated pathways with paved steps, leading into a wonderful, enclosed space offering a variety of mature shrub borders and a circular lawn. The garden includes gravel areas and a two-tiered deck with inset lighting which is accessed from both the sitting and utility room, allowing a seamless indoor-outdoor lifestyle during the warmer months.

## What the owner says...

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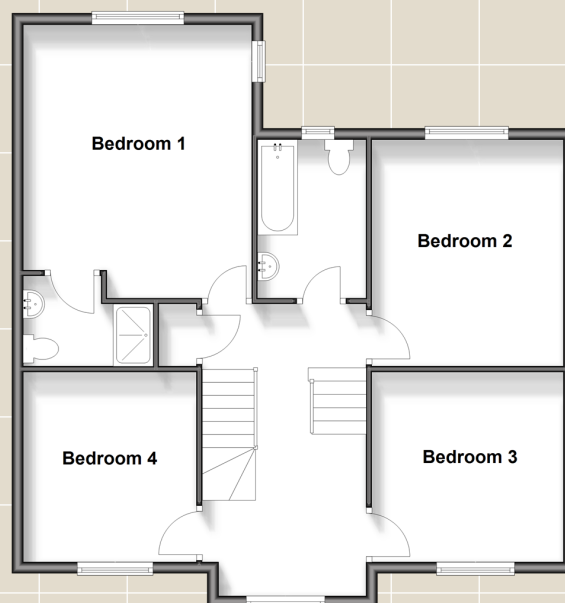
### Split Level Ground Floor

Approx. 109.7 sq. metres (1180.5 sq. feet)



### Split Level First Floor

Approx. 80.0 sq. metres (860.7 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Cowes on 01983 520000**

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

isleofwight@fineandcountry.com

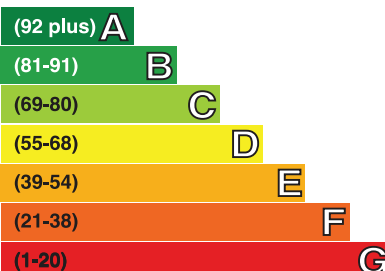
**London office**

121 Park Lane, Mayfair, London, W1K 7AG



### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
68	84