



3 Selsey View
Northcliff Gardens | Shanklin | Isle of Wight | PO37 6ES

Seller Insight

“Shanklin is a charming, traditional seaside holiday destination, steeped in history but with all the advantages of modern conveniences as well. This exquisite property overlooks 'Small Hope'; an unspoilt golden, sandy beach with pretty beach huts and cafés along the revetment, which leads to 'Hope beach', home to traditional seaside entertainments and several bars and restaurants overlooking the sea.

The location of this property benefits from the convenience of a local corner shop at the end of the road, as well as a variety of larger shops and supermarkets close by.

A short walk along the scenic Red Squirrel coastal path will take you to many more of Shanklin's delights, such as the Victorian park 'Rylstone Gardens' and the beautiful natural landmark 'Shanklin Chine'. There's also the picturesque Shanklin Old Village; lined with pretty thatched cottages housing traditional pubs serving local ales and produce as well as artisan shops, restaurants and tea rooms.

Shanklin is also an ideal base for exploring what the rest of the island has to offer. There are no less than seven bus routes covering the whole of the island, as well as a train station with a line to Ryde pierhead.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

3 Selsey View

An exceptional, detached residence located within an exclusive cliff top cul-de-sac of four houses, 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 amazing 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.

Upon entering the property, you are greeted by an inviting tiled entrance hall with stairs leading to both the first floor and lower levels. The spacious dining room features a double-glazed bay window that bathes the room in natural light, while the adjacent study offers a tranquil setting overlooking the entrance to the home.

The living room 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 room also includes a large rear window, further showcasing the panoramic vistas of Sandown Bay and Culver Cliff.

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. The wooden durable flooring and double-glazed picture window to the rear enhance

the kitchen, providing a bright and airy space with lovely views over the garden and sea.

Leading off the kitchen is a well-equipped utility room with plumbing for a washing machine and a circular sink, as well as a cloakroom with a low-level WC and wash basin.

On the first floor, the spacious landing leads to the principal bedroom, which offers spectacular views of the bay, cliff, and the English Channel. The room features an en suite shower room, with a fully tiled shower cubicle, pedestal wash hand basin, and a low-level WC. A further double bedroom on this floor enjoys the same stunning easterly views.

The family bathroom comprises of a white suite, including a bath with a shower over, a low-level WC, and a pedestal wash hand basin.

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 with a roof area, 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.

This superb home combines an enviable location, excellent living space, and exceptional attention to detail.







Travel Information

10 minute walk to Shanklin Train Station
(providing direct connection to Ryde Esplanade & Pier Head)

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

Southern Vectis Buses routes provide regular services through the area,
connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	3.2 miles
Sandown & Shanklin Golf Club, Sandown	2.2 miles
Shanklin Rowing Club, Shanklin	0.6 miles
1Leisure The Heights, Sandown	1.4 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000
Ventnor Medical Centre, Ventnor	01983 857288

General Hospitals
St Mary's Hospital, Parkhurst Road, Newport

Education

Primary Schools
St Blasius C of E Primary School, Shanklin
Gatten & Lake Primary School, Shanklin
The Bay CE Primary School, Sandown
Broadlea Primary School, Sandown
Newchurch Primary School, Newchurch

Secondary Schools/Colleges
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
Ryde School with Upper Chine School, Ryde
The Island VI Form Campus, Newport
Isle of Wight College, Newport

Learning Assisted Schools
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St. Catherine's, Grove Road, Ventnor

10.5 miles
01983 822099

01983 862444
01983 869910
01983 403284
01983 402403
01983 865210

01983 403284
01983 524651
01983 537 070
01983 861 222
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

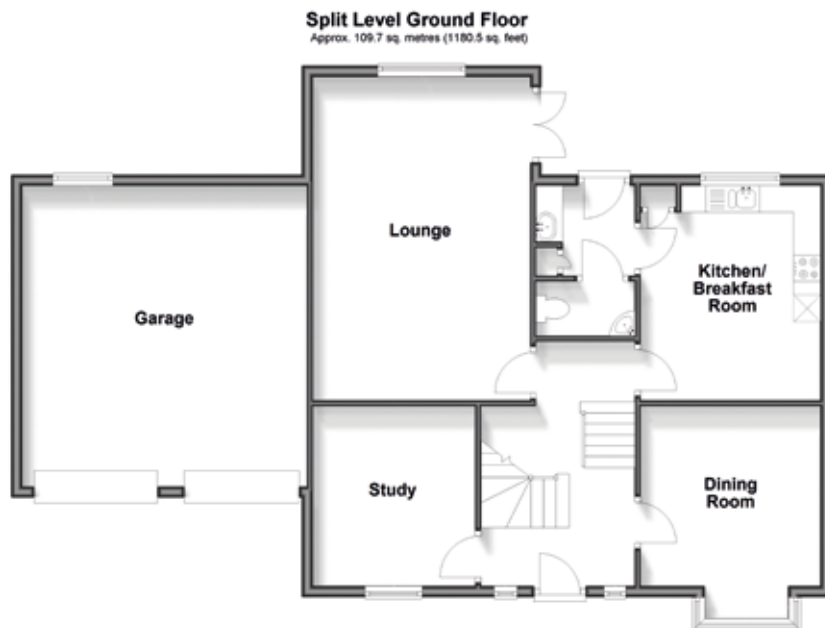
Entertainment

Restaurants / Bars
Pendletons, Shanklin Old Village
The Crab, Shanklin Old Village
The Village Inn, Shanklin Old Village
Pavarottis, Shanklin Old Village
The Steamer Inn, Shanklin Esplanade
Fisherman's Cottage, Shanklin Esplanade
The Waterfront Inn, Shanklin Esplanade
The Hideaway, Shanklin Cliff Path
The Bandstand, Sandown Esplanade

These bars and restaurants are available within a 15-minute radius of this home.

Local Attractions / Landmarks

Shanklin Chine - Shanklin Old Village
Rylstone Gardens - Shanklin
The Wildheart Animal Sanctuary - Sandown
Sandown Pier - Sandown
Bembridge Fort - Culver Down
Amazon World Zoo - Newchurch
Adgestone Vineyard - Adgestone
Carisbrooke Castle - Carisbrooke
Monkey Haven Primate Rescue Centre - Newport
Quarr Abbey - Binstead



GROUND FLOOR

Entrance Hallway	
Study	11'1' x 10'
Dining Room	11' up to bay x 11'1'
Kitchen / Breakfast Room	13'1' x 11'
Utility Room	6'1' x 5'7'
Cloakroom	6'1' x 3'5'
Lounge	19'9' x 13'3'

FIRST FLOOR

Landing	
Bedroom 1	15'9' x 13'2'
En-Suite Shower Room	7'2' x 5'2'
Bedroom 2	13'2' x 11'
Bedroom 3	11' x 11'
Bedroom 4	11' x 10'
Bathroom	9'2' x 6'2'

OUTSIDE

Front Garden	
Driveway Parking	
Double Garage	19'6' x 17'4'
Rear Garden	

Council Tax Band: F
Tenure: Freehold



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