



7 Wilmington Heights
Cliff Road | Totland | Isle of Wight | PO39 0EN

FINE & COUNTRY

Seller Insight



Having enjoyed it for many years, I had been searching the Island for some time in order to find a place where we could spend more of our leisure time.

When I found this Penthouse seven years ago, I was overwhelmed with the apartment and its facilities. Then after seeing the views, made an acceptable offer almost immediately.

*The apartment has lived up to those early expectations in every way. Changing circumstances are the reason for selling.”**

* 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

7 Wilmington Heights

Commanding a prime coastal location, this exceptional penthouse apartment delivers a lasting first impression with its striking circular lounge and sweeping bi-folding doors that open onto a curved balcony. From the moment you step inside, the panoramic sea views captivate, creating a truly dramatic and luxurious living space. Designed with precision and sophistication, the apartment combines architectural flair with high-end finishes, resulting in a residence that exudes elegance and comfort.

At the heart of the home is a beautifully appointed German-designed Nolte kitchen, thoughtfully laid out to showcase the stunning sea views. Featuring top-of-the-line Miele appliances, Corian work surfaces, and an elegant double-depth centre island, the kitchen seamlessly blends style with practicality. Its open-plan connection to the dining area and direct access to the balcony makes it perfect for both entertaining and everyday enjoyment. The penthouse offers three generous double bedrooms, each with its own en-suite, ensuring privacy and comfort for residents and guests alike. The principal suite is particularly impressive, offering breathtaking views, ample fitted wardrobes, and a private balcony that serves as a peaceful retreat. The en-suite shower room is nothing short of indulgent, featuring a spacious walk-in shower, contemporary fixtures, and sophisticated design.

Further enhancing the sense of luxury and convenience, the apartment includes a well-equipped utility room, a stylish cloakroom, and cleverly integrated storage solutions throughout. The penthouse is accessed via a lift that opens exclusively onto the top floor, offering an added layer of privacy and exclusivity.

Externally, the property continues to impress. It is the only apartment in the development to benefit from a private garage, which is equipped with power and lighting. Additional parking is available in the communal area, along with guest spaces and a shared bike shed. Three separate balconies offer abundant outdoor space, each providing a serene setting to relax, dine, or simply take in the mesmerising sea views and famous Totland Bay sunsets.

Just a short stroll from the beach and esplanade, the location allows for leisurely walks to the Waterfront Restaurant, a perfect spot to unwind and enjoy coastal dining with a view. Totland village centre, with its range of local shops, is only moments away, while the neighbouring village of Freshwater offers a wider selection of amenities. The charming harbour town of Yarmouth, known for its sailing facilities and mainland ferry connections, is a convenient ten-minute drive.

This penthouse is more than just a home—it is a refined lifestyle experience, defined by space, light, and an unparalleled connection to the sea. Whether you're seeking a full-time residence or an exquisite coastal escape, this one-of-a-kind apartment delivers on every level with timeless style and spectacular scenery.







Travel Information

3.3 miles from Yarmouth to Lymington Ferry Terminal
17.4 miles from Fishbourne to Portsmouth Ferry Terminal
16 miles from West 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

The West Bay Club & Spa, Freshwater	2.2 miles
Freshwater Bay Golf Club, Freshwater	2.8 miles
West Wight Sports & Community Centre	1.3 miles
Yarmouth Sailing Club, Yarmouth	2.9 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Yarmouth Surgery, Yarmouth	01983 758998
West Wight Practice, Freshwater	0844 815 1428
Brookside Health Centre, Freshwater	01983 758998

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	12.4 miles 01983 822099

Education

Primary Schools
Brighstone C of E Primary School, Brighstone
Yarmouth C of E Primary School, Yarmouth
Shalfleet C of E Primary School, Shalfleet
St Saviour's R C Primary School, Totland
Freshwater Early Years Centre, Freshwater

Secondary Schools/Colleges:

Ryde Academy, Ryde
Christ The King Upper College, Newport
Carisbrooke College, Newport
Ryde with Upper Chine School, Ryde
Island Innovation VI Form Campus, Newport
Isle of Wight College

Learning Assisted Schools:

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

01983 740285
01983 760345
01983 760269
01983 752175
01983 755287

01983 567 331
01983 537 070
01983 861 222
01983 562 295
01983 522886
01982 526 631

01983 522 917
01983 524 634
01983 852722

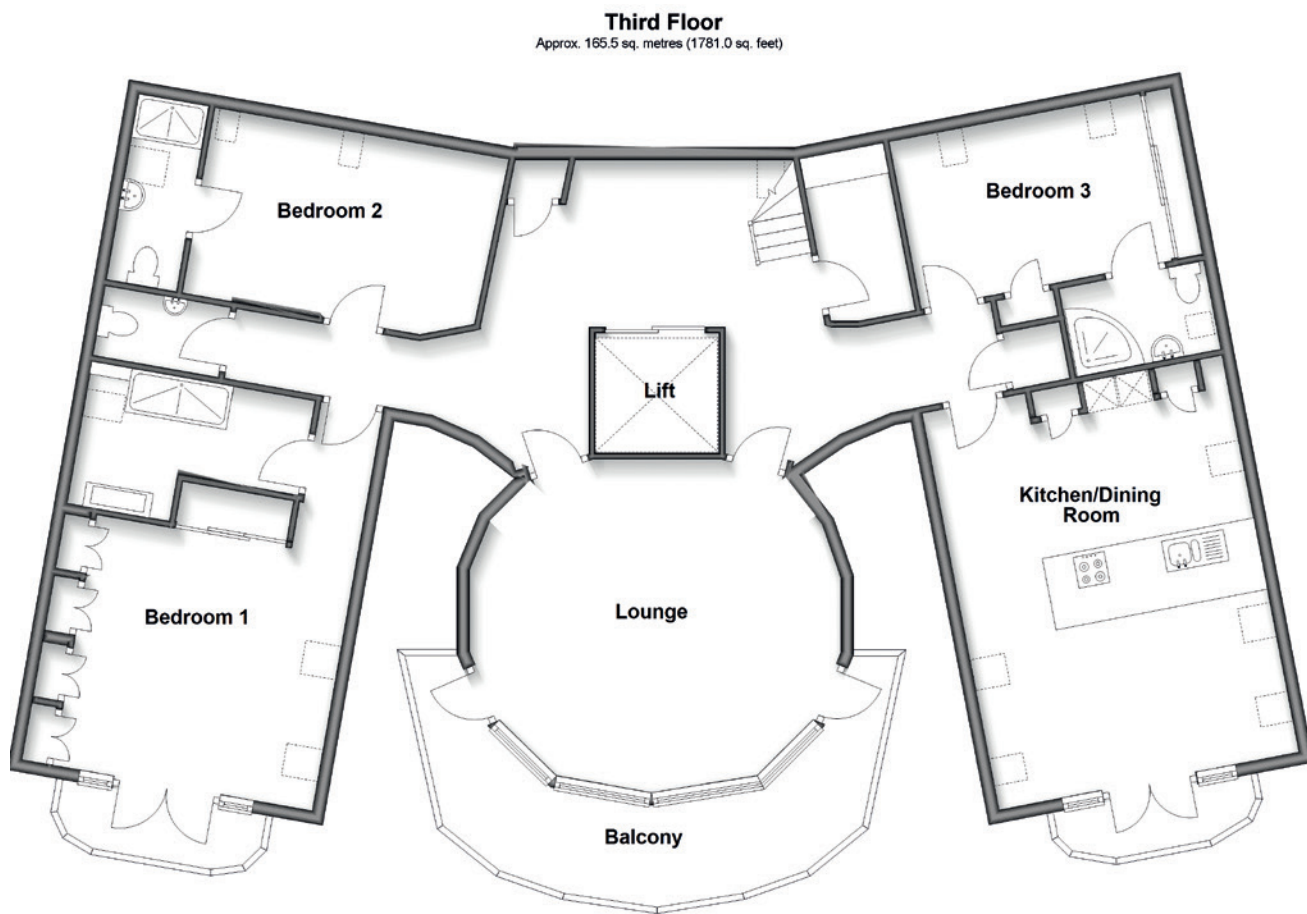
Entertainment

Restaurants / Bars
The Waterfront Bar & Restaurant, Totland Bay
Highdown Inn, Totland Bay
The Piano Café / Restaurant, Freshwater Bay
The Vine Inn, Freshwater
The Hut, Freshwater
The Cow, Yarmouth
The Sun Inn, Hulverstone
On The Rocks, Yarmouth
Horse & Groom, Ningwood

These bars and restaurants are available within a 20-minute drive of this home.

Local Attractions / Landmarks

Blackgang Chine - Blackgang
Tapnell Farm - Yarmouth
Fort Victoria Country Park - Norton
St Catherine's Oratory - Niton
The Needles Landmark Attraction - Alum Bay
Carisbrooke Castle - Carisbrooke
Appuldurcombe House - Wroxall
Isle of Wight Pearl Centre - Brighstone
Dimbola Museum and Galleries & Tea Room - Freshwater
Mottistone Manor - Mottistone



GROUND FLOOR

Private Lift to Third Floor

THIRD FLOOR

Lift	
Hallway	
Cloakroom	
Lounge	21'1 x 19'11
Balcony	
Kitchen / Dining Room	20'11 x 15'9
Balcony	
Bedroom 3	12'10 x 9'
En-Suite Shower Room	
Bedroom 2	15'9 x 10'1
En-Suite Shower Room	
Bedroom 1	13'8 x 12'10 into fitted wardrobes
En-Suite Shower Room	
Balcony	

OUTSIDE

Allocated Parking
Garage
Communal Gardens

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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