



1 Nubia Close
Cowes | Isle of Wight | PO31 8DH

SELLER INSIGHT

“ We have been fortunate to call this our home for the past 27 years, and it has been a true joy to live here - our grandson even calls it “his happy house.” Our family has shared many wonderful memories of gatherings together and watching the ever-changing activity on the water throughout the seasons.

There's always something to see, from cruise ships turning in front of our window to elegant tall ships, racing yachts, and of course, the excitement of Cowes Week when the Solent is alive with sail and full of energy. We also have front-row seats to watch the start of the Cowes-Torquay Power Boat Race, are regularly treated to the wonderful sight of a Spitfire flying by, and spectacular sunsets over Gurnard - they never fail to impress.

Parking outside the house is also a big advantage, especially during Cowes Week and other busy events when parking in the area is otherwise difficult and very limited.

The neighbourhood is peaceful and quiet - you can even hear a sail changing tack. It's a lovely community around here and just a short walk through Northwood Park to the town and the Red Jet to Southampton - it's everything that makes Cowes a great place to live.

*After 27 years, it feels like the right time for us to start a new chapter. This has been a very happy house full of good memories, and we hope whoever lives here next will enjoy it as much as we have.”**

* 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

1 Nubia Close

Commanding uninterrupted 180-degree views across the Solent and Southampton Water, this exceptional detached and extended three-storey residence captures the essence of luxury coastal living. Beautifully modernised to an exacting standard by the current owners, the home combines elegant contemporary design with thoughtfully preserved character details, offering both sophistication and comfort in equal measure.

Approached via a private driveway providing ample parking for vehicles and boat storage, this impressive property also benefits from a detached, pitched-roof garage. The home's sense of quality and style becomes evident the moment you step inside. A striking glazed staircase leads to the first-floor living accommodation, where a stunning open-plan layout showcases the true heart of the home.

The beautifully appointed kitchen features midnight-blue cabinetry offset by sleek quartzite worktops, providing both extensive storage and generous workspace. Engineered oak flooring flows seamlessly through to a large dining area, perfectly positioned to take in the spectacular sea views. This space opens directly onto a substantial balcony through bi-folding doors, the perfect setting for alfresco dining, entertaining, or simply watching the ever-changing maritime activity and sunsets over the water.

Steps descend from the kitchen-dining space to a delightful dual-aspect sitting room, where full-height windows once again frame the mesmerizing coastal vistas. The layout is designed to maximise natural light and create an effortless connection between the interior and its stunning surroundings.

The ground floor provides three generous double bedrooms, two of which enjoy sea views. The principal bedroom suite includes direct garden access and a luxurious en-suite bathroom with a separate bath and large walk-in shower. A utility room adjoins this space, offering additional storage and practicality. Completing this level is a stylish family bathroom, a separate cloakroom, and a home office, ideal for those seeking a flexible workspace.

The lower ground floor, with its own private entrance, has been recently transformed into a fully self-contained one-bedroom apartment. Finished to a high standard, it features a modern fitted kitchen, spacious double bedroom, contemporary wet room, and dual-aspect sitting room with French doors opening onto a decked terrace and the landscaped garden beyond, perfect for guests, multi-generational living, or rental opportunities.

Outside, the garden is arranged over tiers, incorporating original stone steps from Nubia House, which once stood on this site. These charming historical features lead down through manicured lawns to a gravelled seating area bordered by vibrant planting. A secluded paved patio provides a peaceful retreat for the hot tub, conveniently accessed via an external spiral staircase from the principal suite.

Ideally situated within walking distance of Cowes Old Town and its array of shops, restaurants, and sailing amenities, this outstanding coastal home offers an unrivalled lifestyle opportunity. For buyers seeking space, versatility, and awe-inspiring Solent views, this property truly exceeds expectations.







Travel Information

1 mile from West Cowes to Southampton Red Jet Terminal
9.7 miles from Fishbourne to Portsmouth Vehicle Ferry Terminal
10.1 miles from East Cowes to Southampton Vehicle Ferry Terminal
12.9 miles from Yarmouth to Lymington Vehicle 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

Gurnard Sailing Club, Gurnard	0.9 miles
Cowes Golf Club, Cowes	0.9 mile
Cowes Yacht Haven, Cowes	1.1 miles
Cowes Sports Football Club, Cowes	1 mile
The Phoenix Centre, Gurnard Pines	1.8 miles

Healthcare

Doctors Surgeries	
Cowes Medical Centre, Cowes	01983 295251
Lantern Clinic – Private GP & Functional Medicine, Cowes	01983 685667
East Cowes Medical Centre, East Cowes	01983 284333

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	4.2 miles (01983 822099)

Education

Primary Schools
Lanesend Primary School, Cowes
Cowes Primary School, Cowes
Gurnard Primary School, Gurnard
Queensgate Foundation Primary School, Cowes
Holy Cross Primary School, Cowes
Priory School of Lady Walsingham, East Cowes

Secondary Schools/Colleges
Cowes Enterprise College, Cowes
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

01983 293233
01983 293261
01983 295713
01983 292872
01983 292885
01983 861222

01983 203103
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
Gurnard Press Bistro - Gurnard
The Dining Room - Gurnard
Portland Inn - Gurnard
The Coast Bar & Dining Room - Cowes
Harbour Kitchen - Cowes
The Globe - Cowes
The Heron - Cowes
Smoking Lobster - Cowes
Tonino's Italian Restaurant – Cowes
The Woodvale - Gurnard

These bars and restaurants are available within a 1-mile radius of this home

Local Attractions / Landmarks

Osborne House – East Cowes
Cowes Maritime Museum - Cowes
Northwood House & Park - Northwood
Tapnell Farm - Yarmouth
Fort Victoria Country Park - Norton
Yarmouth Castle - Yarmouth
The Needles Landmark Attraction – Alum Bay
Carisbrooke Castle – Carisbrooke
Monkey Haven, Primate Rescue Centre - Newport

LOWER GROUND FLOOR - ANNEX

Annex Kitchen

Annex Sitting Room 16'2 x 9'6

Annex Bedroom 12' x 8'2

Annex En-Suite Shower Room

Store Room

GROUND FLOOR

Entrance Hallway

Cloakroom

Study 8'8 x 6'5

Family Bathroom 8'3 x 5'2

Bedroom 1 18'1 x 12'7

En-Suite Bathroom 10'6 x 7'11

Utility Room 8'5 x 7'8

Bedroom 2 16'3 x 9'7

Bedroom 3 12'10 x 8'3

FIRST FLOOR

Landing

Kitchen / Dining Area 26'7 x 17'

Sitting Area 18'2 x 11'3

Balcony 18'3 x 11'8

OUTSIDE

Driveway Parking

Garage

Rear Garden

Lower Ground Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



Split Level Ground Floor

Approx. 87.9 sq. metres (945.9 sq. feet)



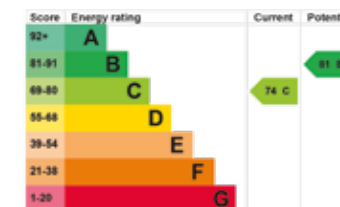
Split Level First Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



Council Tax Band: F

Tenure: Freehold



Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight PO31 7RZ
01983 520000 | isleofwight@fineandcountry.com

