



21 Cliff Road
Cowes | Isle of Wight | PO31 8BN

SELLER INSIGHT

“ We have been fortunate enough to be able to use this house as a second home for over 20 years and have had so many wonderful holidays in it making memories with our family.

It has been so easy and quick to access via the vehicle ferry and Red Jet, which mean we only have a very short distance to travel once we dock in Cowes. Cowes is a busy, stylish, vibrant town with many wonderful independent shops and cafes as well as the famous sailing clubs and marinas and we have so enjoyed being easily able to walk into the town, but also to be able to return to the peace and quiet of Cliff Road when we want to relax.

*Being so close to the beach and having such amazing views of The Solent is also a definite bonus. Many of our neighbours live on Cliff Road full-time which provides us with added security and peace of mind when we are not there. We love the Isle of Wight and will definitely continue to visit for many years to come.”**

* 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

21 Cliff Road

This contemporary coastal home, constructed in 2007, offers an exceptional blend of modern design, generous proportions and beautifully curated materials, resulting in a light filled and luxurious residence of about 2,357 sq ft arranged over four impressive floors. Designed for low maintenance living and crafted to maximise its Solent views, the house features extensive glazing, multiple terraces and balconies, and a versatile layout that can comfortably provide up to five bedrooms alongside four stylish bath and shower rooms.

A solid cedar front door sets the tone for the quality found throughout, opening into a welcoming entrance hall finished with travertine flooring and an elegant staircase with oak treads. The ground floor provides practical and flexible accommodation, including a utility and shower room with direct access to the rear terrace, a bright double bedroom with sliding doors to the south facing garden, and an integral garage with power and lighting.

The first floor forms the heart of the home: a superb open plan living space designed for both relaxation and entertaining. Large sliding doors frame captivating views across The Solent, opening to a generous balcony that invites the outdoors in. Oak flooring flows seamlessly into the Bulthaup kitchen and dining area, where sleek cabinetry, Miele appliances and a Quooker tap elevate everyday living. Another set of sliding doors leads to a substantial south facing terrace, an ideal spot for alfresco dining, morning coffee or evening gatherings.

The second floor offers three beautifully appointed rooms, including a double bedroom with built in storage and wide Solent views, a south facing double bedroom overlooking the garden, and a versatile study or fifth bedroom. Two contemporary bath and shower rooms, finished with oak shelving, heated towel rails and large mirrors, serve this level with style and convenience.

Ascending to the top floor reveals the showpiece of the home: an extraordinary principal suite occupying the entire level. This sanctuary features extensive built in wardrobes, space for a seating area and breathtaking panoramic views enjoyed through hardwood framed sliding doors that open to a large private balcony. A second balcony to the rear captures the southerly aspect, while the luxurious en suite bathroom offers a double ended bath, large shower and refined finishes.

Outside, the gardens are thoughtfully arranged across multiple levels with sandstone terraces, lavender beds and gravelled areas that create a calm, coastal atmosphere. The first floor terrace provides a superb south facing entertaining space, while glimpses of the sea can be enjoyed from the upper garden.

Positioned on a quiet no through road just moments from the seafront, the property enjoys immediate access to Cowes' world renowned sailing facilities, vibrant yacht clubs, excellent restaurants, welcoming bars and a rich selection of independent shops. The Red Jet ferry is close by, offering fast connections to Southampton and onward rail links to London, making this a superb coastal home for both full time living and weekend escapes.







Travel Information

1.3 mile from West Cowes to Southampton Red Jet Terminal
10.2 miles from Fishbourne to Portsmouth Vehicle Ferry Terminal
10.6 miles from East Cowes to Southampton Vehicle Ferry Terminal
13.4 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	1.2 miles
Cowes Golf Club, Cowes	1.3 mile
Cowes Yacht Haven, Cowes	1.5 miles
Cowes Sports Football Club, Cowes	1.4 mile
The Phoenix Centre, Gurnard Pines	2.1 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

4.6 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

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

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

01983 203103
01983 524651
01983 537 070
01983 861 222
01983 562229
01983 522886
01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport

01983 522 917
01983 524 634

Entertainment

Restaurants / Bars
Gurnard Press Bistro - Gurnard
Portland Inn - Gurnard
The Coast Bar & Dining Room - Cowes
The Globe - Cowes
Smoking Lobster - Cowes
The Garden - Cowes
The Fountain Inn - Cowes
Tonino's Italian Restaurant – Cowes
Murrays Seafood Restaurant - Cowes
New Holmwood - 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



GROUND FLOOR

Hallway	
Shower Room	
Bedroom 4	14' x 11'5
Integral Garage	17'1 x 11'4

FIRST FLOOR

Landing	
Sitting Area	20'9 x 18'1
Balcony	
Kitchen / Dining Area	18'1 x 11'1

SECOND FLOOR

Landing	
Bedroom 2	11'5 x 11'4
En-Suite Bathroom	
Bedroom 3	14'1 x 10'
Family Shower Room	
Study / Bedroom 5	9'8 x 7'7

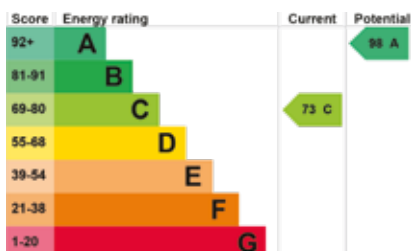
THIRD FLOOR

Landing Area	
Bedroom 1	25'8 x 18'4
Front Balcony	
En-Suite Bathroom	
Rear Balcony	

OUTSIDE

Parking
Paved Terrace
Rear Garden

Council Tax Band: G
Tenure: Freehold



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