

Guide Price

£350,000
Freehold

The Cliff Path, Bonchurch, Ventnor, Isle of Wight, PO38

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13.9 miles from Fishbourne to Portsmouth Ferry
15.4 miles from East Cowes to Southampton Ferry
20.9 miles from Yarmouth to Lymington Ferry

A rare beachfront property with uninterrupted sea views, historic ties to the East Dene estate, and mature coastal gardens leading directly to the shore. Offered as a structural shell it provides an exceptional opportunity.

Direct access to the shoreline with uninterrupted panoramic sea views

Mature coastal gardens with private courtyard and gated beach access

Fully stripped interior offering a blank canvas for bespoke design

Peaceful, secluded position at the end of Bonchurch Cliff Path

For sale by modern auction method - terms and conditions apply
Subject to an undisclosed reserve price - buyers fees apply





Positioned directly on the shoreline in one of Bonchurch's most enchanting coastal settings, this remarkable property forms part of the historic East Dene estate and occupies an exceptional location at the end of the celebrated Bonchurch Cliff Path. Steeped in artistic heritage, the home is believed to have been visited by Pre-Raphaelite poet Algernon Charles Swinburne, whose time in the area is said to have inspired elements of his creative work.

From its elevated vantage point, the property enjoys uninterrupted panoramic sea views, with nothing standing between the house and the sweeping curve of the shoreline. Accessed via an unmade private road, the home is approached through mature gardens that cascade gently downwards, leading to a beautifully enclosed courtyard that offers both privacy and a serene introduction to the residence.

The grounds wrap around the property, combining established planting with terraced areas. To the side, a gated pathway opens directly onto the beach frontage, creating a

rare and seamless connection between home and sea. This unique arrangement offers an exceptional opportunity for those seeking a peaceful coastal retreat in a setting defined by natural beauty and tranquility.

Originally acquired with a vision to create an idyllic beachside residence, the property already benefits from a newly installed private sewage system. Internally, the house has been fully stripped back to its structural shell, providing a blank canvas for a new owner to design and craft an interior entirely to their own specification. Whether envisioned as a contemporary coastal hideaway or a characterful period inspired home, the potential here is considerable.

This is a rare chance to secure a property in one of the Isle of Wight's most atmospheric coastal locations, perfect for a buyer wishing to embrace seaside living and shape a truly bespoke residence.

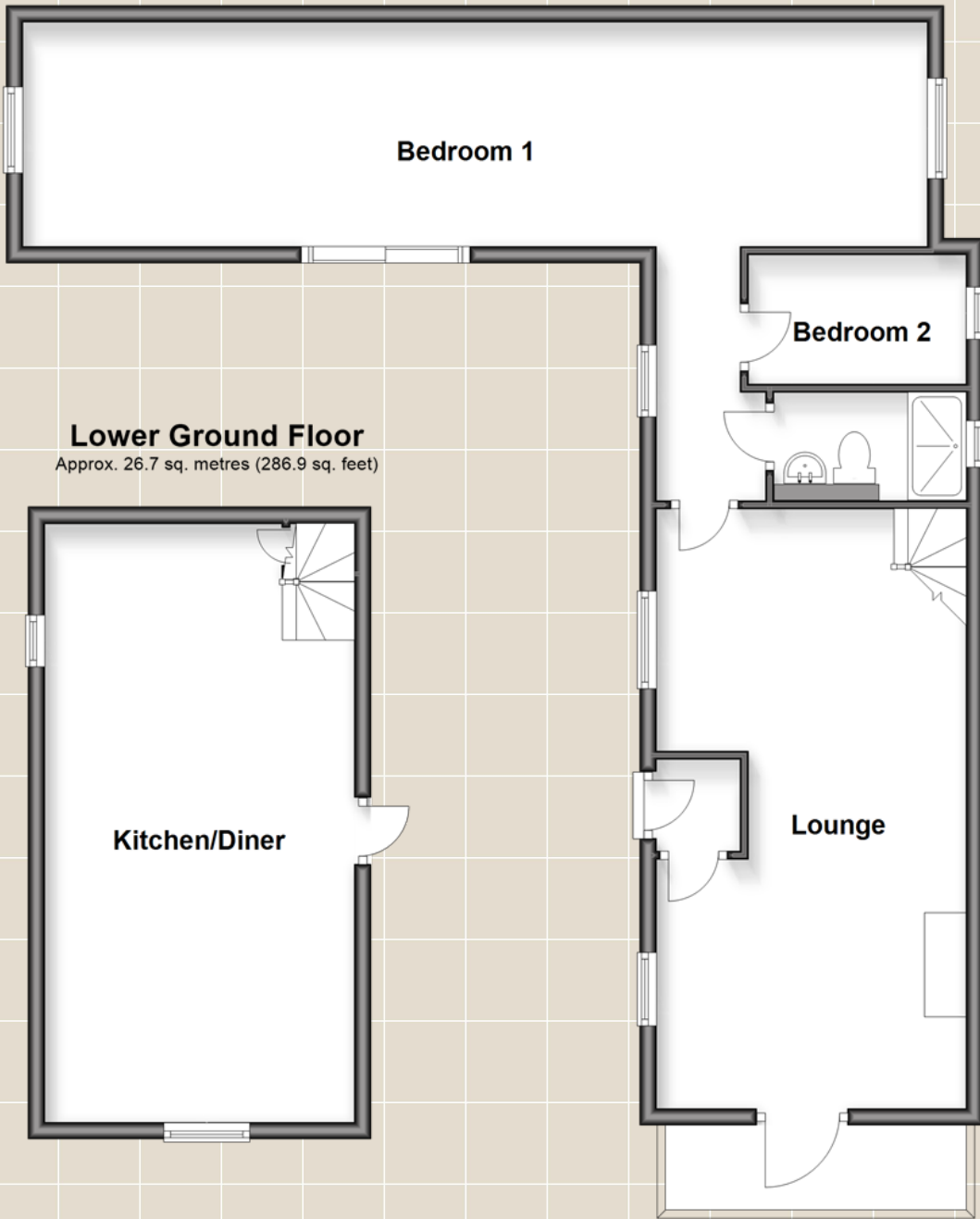
What the owner says...

"Bonchurch is one of the Isle of Wight's most enchanting coastal villages—a place where history, natural beauty, and tranquillity blend into a uniquely refined atmosphere. Sheltered beneath the dramatic undercliff and overlooking the sparkling sweep of Ventnor Bay, it offers a microclimate that feels almost Mediterranean. Elegant Victorian villas, winding lanes, and lush subtropical gardens give the area a timeless charm that appeals to those seeking a peaceful yet characterful setting.

Life in Bonchurch moves at a gentler pace. The village is framed by woodland walks, quiet coves, and scenic coastal paths, including the renowned route toward Ventnor. Bonchurch Pond and the historic St Boniface Church add to the village's serene appeal, while the nearby seafront provides a perfect spot for swimming, paddle-boarding, or simply enjoying the sunrise. Despite its peaceful feel, Bonchurch sits just minutes from Ventnor's independent shops, cafés, and restaurants, making it an ideal balance of seclusion and convenience."

Ground Floor

Approx. 67.5 sq. metres (726.6 sq. feet)
(excluding Balcony)



For directions to this property please contact us.

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

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