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Modern Auction

£290,000

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 tranquillity.

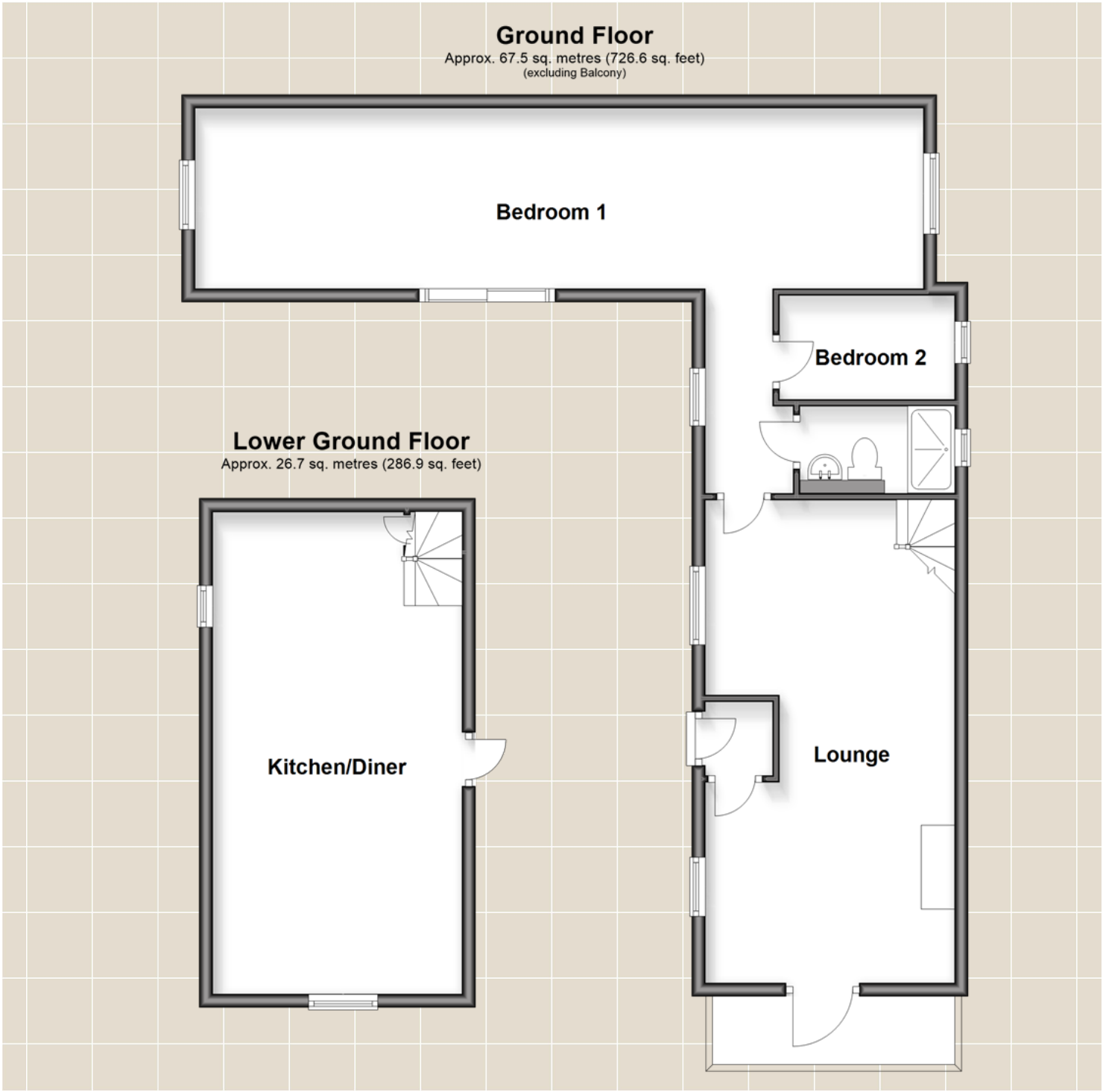
Originally acquired with a vision to create an idyllic beachside residence, the property already benefits from a newly installed private sewage system. Internally, the house has been fully stripped back to its structural shell, providing a blank canvas for a new owner to design and craft an interior 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."



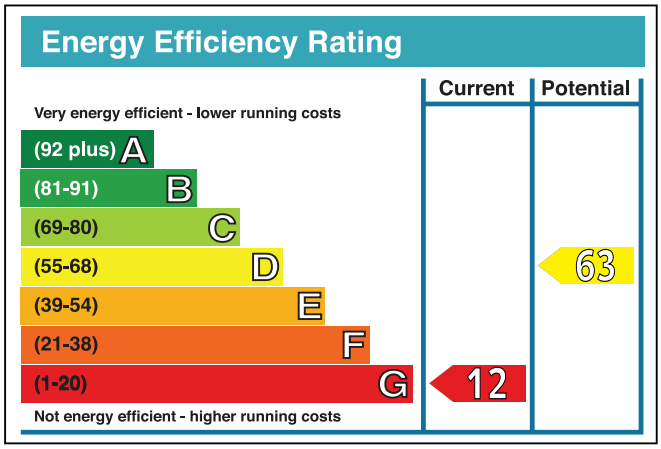
For directions to this property please contact us.

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

Cowes on 01983 520000
14 High Street, Cowes, Isle Of Wight, PO31 7RZ
isleofwight@fineandcountry.com

London office
121 Park Lane, Mayfair, London, W1K 7AG

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Property 60902786: The Cliff Path, Bonchurch

Auctioneer's Comments

This property is for sale by the Modern Method of Auction, which requires the buyer and seller to complete within 56 days of draft contracts being issued (the “Reservation Period”). The name and contact information of those with an interest in the property will be shared with the auction provider (iamsold Ltd).

A Buyer Information Pack is provided which you must view before bidding. There is no cost to view this pack. The winning bidder will pay £349.00 including VAT for this pack. It is important to inspect and consider the property carefully. We also recommend seeking independent legal advice.

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding as we are unable to confirm that a property is suitable for mortgage purposes.

Buyers will be required to go through an identification verification process with the Estate Agent and iamsold Limited. You will also be required to provide proof of how the purchase will be funded.

The buyer will sign a Reservation Agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. Where Stamp Duty applies, the Reservation Fee will be included in any Stamp Duty Land Tax calculations.

The Starting Bid price and undisclosed Reserve Price are both subject to change and the seller can instruct iamsold to agree a sale prior to the bidding process or closing date. No further bids can be accepted after the buyer has paid a Reservation Fee.

Referral Arrangements

Services may be recommended by the Agent or Auctioneer who will receive a referral fee from the service provider if the service is taken. This will be confirmed to you in writing before referral fees are recorded. All services recommendations are optional.

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