

98 Fishbourne Lane, Ryde, PO33 4EU

Asking Price £1,500,000

EPC Rating: C Council Tax Band: F

**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



A landmark coastal residence offering direct Solent frontage, private slipway, boathouse, and elegant family accommodation set within 0.6 acres, now available for the very first time. For those seeking a truly exceptional coastal lifestyle, 98 Fishbourne Lane represents an exceedingly rare opportunity. This striking, detached home occupies a prime waterfront position in one of the most exclusive enclaves on the Isle of Wight, and comes complete with its own boathouse, private slipway, and panoramic Solent views.

Call or WhatsApp: 01983 642622
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Ground Floor

Floor area 96.6 sq.m. (1,040 sq.ft.)

First Floor

Floor area 75.8 sq.m. (816 sq.ft.)

Total floor area: 172.4 sq.m. (1,856 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	83
England & Wales		EU Directive 2002/91/EC	