SPENCE WILLARD



Harbour Lights, 14 Port St Helens, St. Helens, Ryde, Isle of Wight, PO33 1XG

A beautifully refurbished waterfront home with stunning harbour and countryside views and an excellent holiday letting pedigree.

VIEWING
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Positioned in one of the Isle of Wight's most enviable coastal settings, Harbour Lights enjoys an extraordinary waterfront location between the spectacular RSPB wetlands, part of an Area of Outstanding Natural Beauty, and the tranquil waters of Bembridge Harbour and The Solent. This impressive four-storey seaside home offers panoramic views from virtually every room, combining contemporary comfort with an exceptional connection to the surrounding coastline and countryside. With direct access to the harbour, it is perfectly suited to sailing enthusiasts, water sports lovers and those seeking an idyllic coastal lifestyle.

Originally constructed in the 1970s, the property has been significantly enhanced and thoughtfully extended over the years. Most notably, the addition of a striking top-floor living space with vaulted ceilings and dual balconies fully embraces the home's end-of-terrace position, capturing sunlight throughout the day alongside breath-taking sunrise and sunset views across the harbour, wetlands and rolling countryside beyond.

Offering outstanding versatility, Harbour Lights has proved equally successful as a lucrative holiday let and a spacious family residence. The accommodation extends to four generous double bedrooms and four bathrooms, including an en-suite, providing ample space for family living, visiting guests or multi-generational occupation. The first floor forms the heart of the home, with an expansive open-plan kitchen, dining and living area opening onto a substantial terrace overlooking the marina, ideal for entertaining or simply enjoying the coastal setting. The superb top-floor sitting room, complete with en-suite shower room, could also serve as an impressive principal suite or additional bedroom accommodation.

Practicality has been carefully considered throughout, with a spacious entrance hall, modern utility room, extensive storage and secure external storage ideal for bicycles and water sports equipment. Outside, the property benefits from ample off-road parking for multiple vehicles, while the rear patio offers a peaceful outdoor space with scope for additional landscaping or screening if desired.

From the doorstep, a scenic stroll along the historic Mill Wall leads to the National Trust's St Helens Duver and its beautiful family-friendly beach, with coastal walks continuing towards Priory Bay and Seaview. The charming village of St Helens offers a welcoming community atmosphere with a village store, popular pub, restaurants and renowned antiquarian bookshop. Nearby Bembridge provides a wider range of amenities, extensive mooring facilities and two well established sailing clubs, while Ryde and mainland transport connections are conveniently reached within a 5–10 minute drive.

Harbour Lights represents a rare opportunity to acquire a beautifully modernised coastal home in a truly exceptional waterfront setting, perfectly balancing stylish contemporary living with some of the Island's finest natural surroundings.

Accommodation
Ground Floor
Entrance Hall
A bright and spacious entrance hall with generous under stair storage and ample space for coats and footwear.

Utility Room
Fitted with a contemporary range of wall and base units, twin butler sinks with mixer tap, and space and plumbing for a washing machine and tumble dryer. A recently installed large-capacity Vaillant combination boiler is wall mounted.

Bedroom Four
A comfortable double bedroom with en-suite shower room and direct access to the rear garden overlooking the harbour.

First Floor
The first floor is dedicated to an impressive open-plan living space designed to maximise the stunning coastal outlook. Patio doors open onto a substantial decked terrace with panoramic sea and marina views, while the spacious dining area enjoys a bright and sunny aspect.

The kitchen retains characterful original flooring and features shaker-style cabinetry, oak worktops, tongue-and-groove panelling, a five-ring Neff induction hob with extractor above, mid-level oven and grill, stainless steel sink, and space for an American-style fridge/freezer.

Family Shower Room
Stylishly appointed with a vanity wash basin, heated towel rail and W.C.

Second Floor
The second floor comprises three beautifully presented double bedrooms, each enjoying glorious views across the harbour and surrounding countryside. Bedrooms One and Two further benefit from built-in wardrobes with sliding doors and attractive painted original wood flooring.

Family Bathroom
A spacious bathroom featuring a panelled bath with shower over, vanity wash basin, bidet, heated towel rail, tongue-and-groove wall panelling and W.C.

Third Floor
A spectacular top floor addition features vaulted ceilings and triple-aspect glazing, creating an exceptional living environment flooded with natural light and enjoying far-reaching views in every direction. To the south, the protected wetlands and marshland provide an ever-changing natural backdrop rich in wildlife, while to the northeast the harbour, Duver, The Solent and mainland coastline are all visible. This versatile space also includes built-in media storage, fridge/freezer facilities and a shower room, allowing it to function equally well as an outstanding principal bedroom suite, guest accommodation or additional reception room.

Outside
Harbour Lights has been extensively modernised with low-maintenance composite cladding and uPVC double glazing. Externally, the property benefits from three superb balconies and terraces positioned to make the most of the spectacular surroundings. A generous driveway also provides ample parking to the front, whilst the rear patio and side access could provide scope to extend the ground floor, subject to obtaining the necessary planning consents.

Services
Mains electricity, water and drainage. Heating is provided by gas fired boiler situated in the utility room and delivered via radiators. There is also an integrated fire safety sprinkler system on all four levels.

Tenure: The property is offered freehold
EPC Rating: C
Council Tax: Band E
Postcode: PO33 1XG
Viewings: Strictly by prior arrangement with the sole selling agents Spence Willard

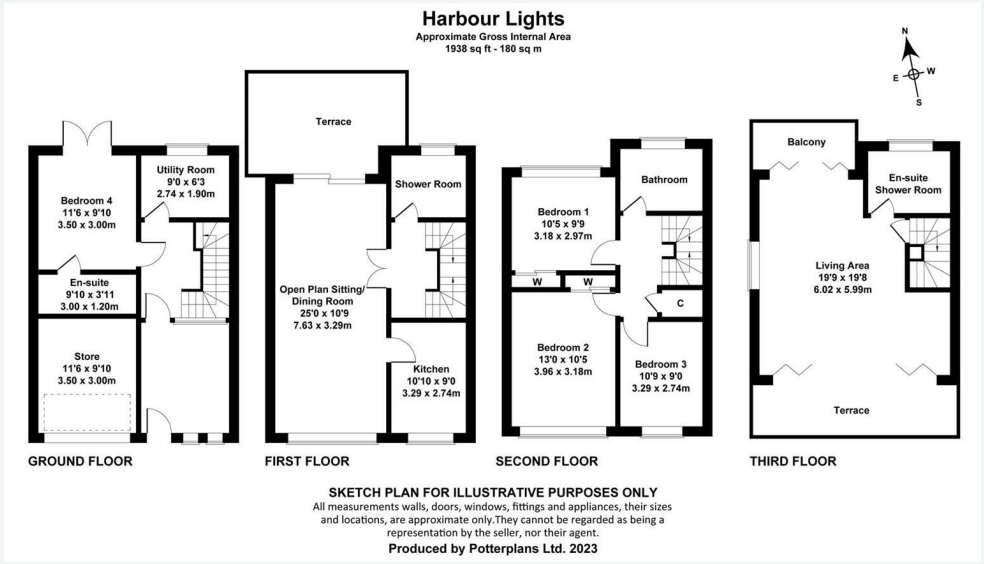














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