

Exceptional ground floor seafront apartment with uninterrupted Solent views towards The Needles and Isle of Wight, private patio, gardens and beautifully presented interiors.



**Rookcliff Way, OIEO £330,000 Council Tax: D, EPC: C**





The uninterrupted views across the Solent towards the Isle of Wight and The Needles make this exceptional ground floor apartment something truly special. Occupying an enviable position within Rookcliff, an attractive and characterful seafront development, this share of freehold property combines generous accommodation with direct access to a private patio and gardens, all positioned to enjoy one of Milford on Sea's most impressive coastal outlooks and spectacular sunsets.

The apartment is approached through a main entrance, opening into a welcoming hallway which leads through the well proportioned accommodation. The principal bedroom is an attractive double room, finished in a fresh and elegant palette and featuring a large window, creating a bright and well organised space. Opposite, the second bedroom is another comfortable double room with views over the rear garden and a light, contemporary finish.

Further along the hallway is the modern bathroom, fitted with contemporary tiling and a well maintained shower enclosure, complemented by an eye catching illuminated mirror which adds a distinctive finishing touch.

The kitchen is thoughtfully arranged in a practical U shaped layout, providing an excellent range of storage and preparation space. White cabinetry is complemented by elegant gold handles and glazed display cupboards, while a window overlooking the rear garden brings welcome natural light into the room. An archway provides a visual connection with the adjoining living and dining space, allowing the two rooms to feel connected while retaining their individual character.

The living and dining room is undoubtedly one of the principal attractions of the apartment. Generous in scale and filled with natural light, it provides ample space for both dining and relaxing. The dining area sits comfortably towards the rear of the room, while the main seating area is positioned to take full advantage of the extraordinary outlook beyond. From here, the uninterrupted views stretch across the Solent towards the Isle of Wight and The Needles, creating a remarkable backdrop to everyday life. There is ample room for multiple sofas, a television and further furniture, while still retaining an impressive sense of openness and space.

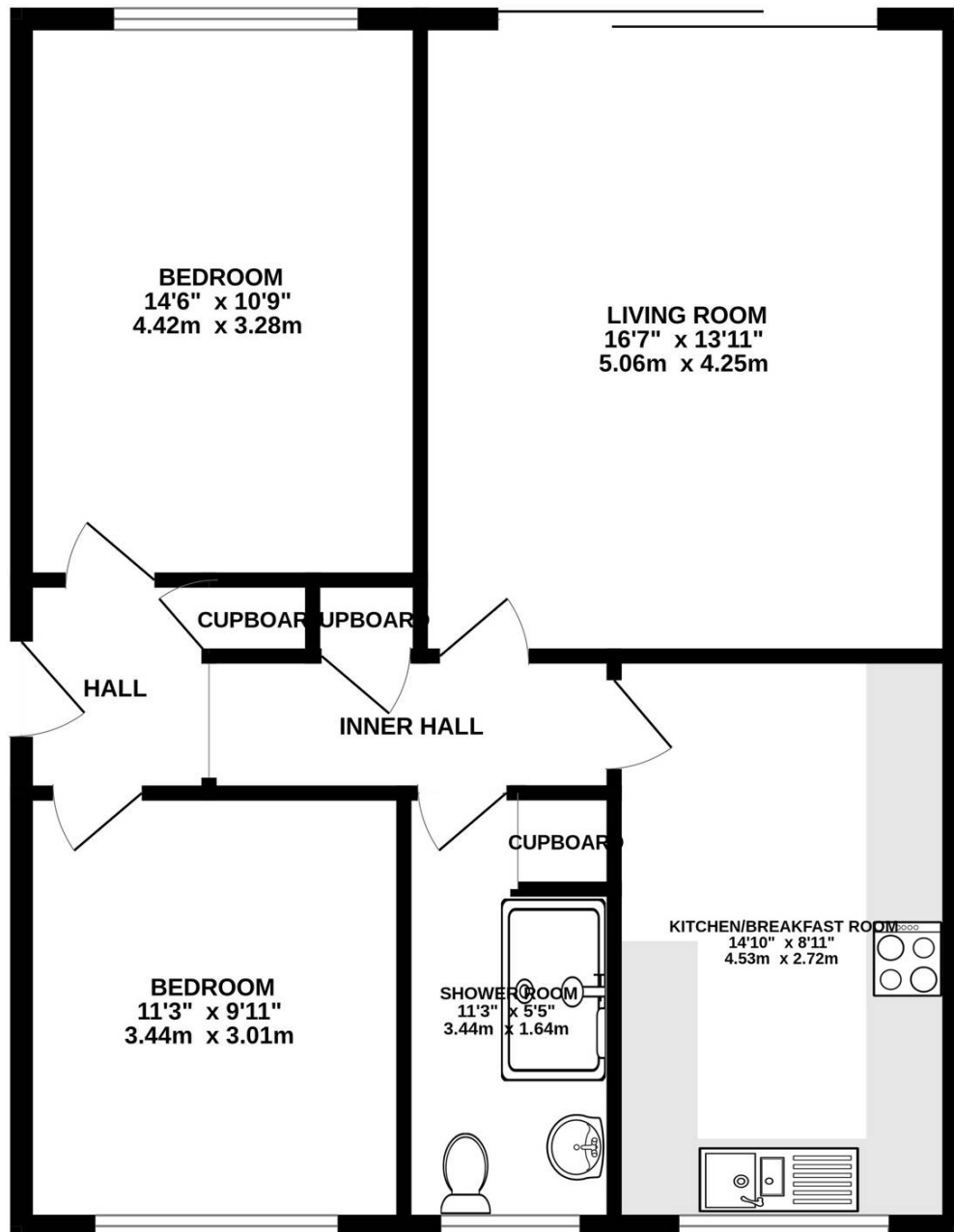
Sliding doors open directly onto the private patio, extending the accommodation towards the coast. This is a particularly special feature of the apartment, providing a private place from which to enjoy the ever changing seascape, the open skies and the spectacular sunsets over the water. Beyond the patio is an expanse of garden leading towards the clifftop, ensuring the remarkable coastal setting remains the defining feature of the property.

To the rear, close to the entrance, there is a further garden area with established flowers and shrubs which provides an attractive and colourful setting, particularly during the summer months.

Rookcliff offers a rare combination of generous ground floor accommodation, easy accessibility and an outstanding seafront position. With uninterrupted views across the Solent to The Needles and the Isle of Wight, private outside space and beautifully presented interiors, this is an apartment where the coastal setting is not simply a view, but an integral part of everyday living..



GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**1 ROOKCLIFF WAY, SO41**