

Beach Point

8 PRINCES ESPLANADE | GURNARD | ISLE OF WIGHT



SPENCE
WILLARD



Beach Point

8 PRINCES ESPLANADE, GURNARD, ISLE OF WIGHT

A stunning contemporary home built to a high standard in a prime position on the seafront with sensational sea views

THE ISLE OF WIGHT & GETTING HERE

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old. There are many ways of crossing The Solent to the Island. If travelling by car there is a choice of three routes all with frequent services: including, Portsmouth to Fishbourne (45 minutes). If travelling on foot there is a fast and frequent catamaran service from Portsmouth to Ryde (15 minutes) and a similar service from Southampton to Cowes (23 minutes), both connecting with regular mainline train services to London Waterloo. There is also a hovercraft from Southsea to Ryde, taking 10 minutes. To the west of Bembridge there is a small private aerodrome and Southampton Airport is also within easy reach, on the mainland. The Island is an international sailing mecca with many events throughout the season. The most famous is Cowes Week. In addition, there are many premier yacht and sailing clubs including nearby Gurnard Sailing Club, which can be seen from the property.

VIEWING

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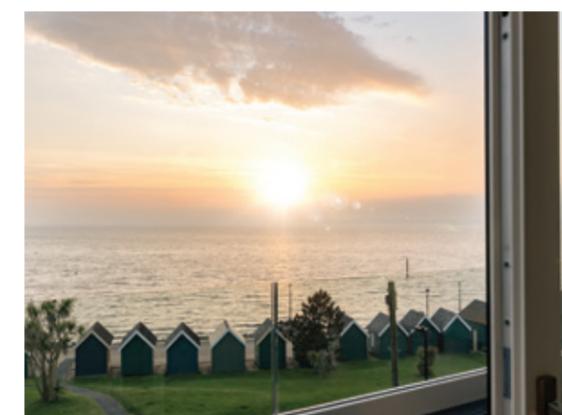
The Property

Designed to provide high quality accommodation extending to around 320m² (excluding The Boathouse) making the most of the amazing sea views incorporating parking, garaging with a versatile room/office/studio above, extensive balconies and terraces, as well as a rear garden backing on to woodland. The stunning main living space is on the first floor with a large balcony to the front of the property, from which panoramic views can be enjoyed as well as a terrace overlooking the rear garden.

The property benefits from an exceptional location being slightly elevated to make the most of the sea views and is situated just 60m from the beach. Gurnard is a popular coastal village with a thriving sailing club, two pubs, local shop and cafe. Nearby Cowes, internationally renowned for its sailing activity is a level walk along the seafront and provides a wider range of shops and restaurants as well as frequent, high speed ferry services to Southampton with onward train connections to London.

The versatile accommodation is shown on the floorplan and in summary comprises:

GROUND FLOOR A large and spacious hallway leads to an area with built-in cupboards suitable for coats and shoes and a good sized utility room. In addition are four double bedrooms, three of which have en-suite shower rooms with heated mirrors and towel rails, in addition to a family bathroom.



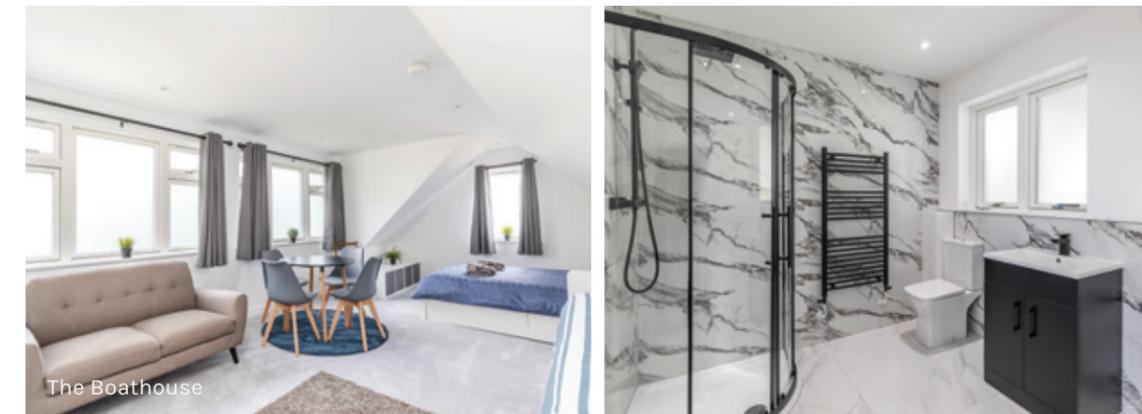
FIRST FLOOR An impressive open-plan kitchen/living/dining room, providing light and spacious accommodation series of sliding glazed doors opening to the Large Balcony with porcelain tiles and frameless glass balustrading, from which the stunning views can be enjoyed, including year-round sunsets. Log burning stove. Kitchen Area fitted with an extensive range of units with quartz worktops and Neff integral appliances including oven, microwave, dishwasher and coffee machine as well as an American style fridge freezer. Central island with breakfast bar and induction hob with downdraft extraction. In addition, there is a separate TV room/snug, pantry/wine room, and a rear lobby leading to a further terrace overlooking the pretty rear garden.

SECOND FLOOR A palatial principal bedroom suite with vaulted ceilings and a large apex of glass to the front elevation incorporating sliding doors opening to a further balcony, providing exceptional views of the Western Solent. With ample space for a super king-size bed. To the rear of the bedroom area is a spacious seating area with built-in cupboards, wired for air conditioning. There is also a dressing room and luxurious principal bathroom with twin basins, a large shower, bath and separate WC. Polished marble effect flooring and shower surround.

OUTSIDE Set in a good sized plot extending to a depth of 430ft, to the front of the property is a graveled area with space for boat and car parking, with attractive structural planting bordering the pavement. Side access leads to **THE BOATHOUSE**, a new detached double garage, with shower room/WC and internal staircase to a versatile bedroom/office/gym with potential to provide extra accommodation. (Note the driveway also provides access to the adjacent property). There are external water and power points to the front of the house and to the first floor balcony. A rear garden extends into mature woodland.

Specification

- Block rendered and hard wood clad elevations under a natural slate roof
- Fitted with Eco-triple glazed aluminium windows powder coated in grey with wooden interior and high levels of insulation
- 10 year BuildSafe warranty
- Engineered timber flooring to the hallways, landing and kitchen/living room, carpet to the bedrooms and TV room and tiled flooring to the pantry/wine room, bathrooms and utility room
- Contemporary white internal doors and joinery
- 'White Fossil' porcelain tiling to all balconies and terraces
- Mains smoke alarms, heat and CO₂ detectors
- Smart video entry doorbell



The Boathouse



General Information

SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating with underfloor heating to the ground floor and radiators to the upper floors, supplied by the Ideal gas boiler in the utility room.

POSTCODE

PO31 8LE

EPC

Rating B

COUNCIL TAX

New Build. Council Tax Band to be determined.

TENURE

Freehold

VIEWINGS

Strictly by prior appointment with the selling agents:

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BEACH POINT

Approximate Gross Internal Area:
4521 sq ft / 420 sq m

For illustrative purposes only - Not to scale



IMPORTANT NOTICE

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