

A scenic view of a coastal property. In the foreground, a white plastic lounge chair sits on a paved patio. Behind it, a small table and two wooden chairs are visible. A low stone wall runs along the edge of the patio, separating it from the sea. The water is a deep blue-green, and several sailboats are visible on the horizon. The sky is bright blue with scattered white clouds. Lush green foliage is on the left side of the frame.

## THE BEACH HOUSE

66 SOLENT VIEW ROAD, GURNARD, ISLE OF WIGHT

spence  
willard



# THE BEACH HOUSE

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GURNARD, ISLE OF WIGHT**

**A RARE OPPORTUNITY TO ACQUIRE A BEACHFRONT PROPERTY WITH LIGHT AND SPACIOUS ACCOMMODATION, SET IN A MATURE GARDEN WITH GREAT SEA VIEWS & GATE ON TO THE BEACH, IN THIS SOUGHT-AFTER COASTAL VILLAGE.**

The property enjoys an exceptional beachfront location, with the house slightly elevated to make the most of the sea views across The Solent and towards the Hampshire Coast. Gurnard is a popular local village with a thriving sailing club, waterfront cafe and two pubs. Nearby Cowes, internationally renowned for its sailing, provides a wider range of shops and restaurants as well as frequent, high speed ferry services to Southampton with onward train connections to London.

This two storey property, built in the early 1960s has particularly light and spacious accommodation with large windows and has planning consent to extend the ground floor with a large first floor terrace, as well as convert

the attic into a bedroom suite. UPVC double glazed windows and external cladding were installed in 2010. Sea views can be enjoyed from each floor of the house and there are wonderful sunsets over The Solent for most of the year. Set within a mature garden with an overall depth of approximately 90m, and extending to around half an acre, a driveway provides ample parking and garage as well as a beach front terrace and summerhouse. There is great potential to make the most of this exceptional setting. The property has use of a mooring suitable for a RIB. In recent years the property has been run as a successful holiday let.

## **ACCOMMODATION ENTRANCE HALL**

**INNER HALL** Partially vaulted with staircase rising to the first floor. Coats cupboard.

**DINING ROOM** A light room with wide windows to two aspects, wooden floorboards. Wide opening to:

**SITTING ROOM** A good-sized triple aspect room with views across the garden to The Solent and Hampshire Coast. Wooden flooring. Fireplace and bookshelving.

**KITCHEN** Fitted with a good range of base and wall cupboards with worksurfaces with a range of integral appliances including a fridge, freezer, dishwasher, microwave, washing machine along with a Range cooker with gas hob and oven. Gas fired boiler (fitted in 2020). Views to The Solent and door to the side elevation.

**SHOWER ROOM** Walk-in shower, wash basin, WC and heated towel rail.

## **FIRST FLOOR**

**LANDING** Airing cupboard housing direct hot water cylinder (new Mega Flow water cylinder installed in 2020).

**BEDROOM 1** A superbly light triple aspect room with panoramic views over the Western Solent, extending from Southampton Water towards Hurst Castle, originally designed as a reception room with a fireplace, wooden flooring and built-in cupboard.





**BATHROOM** Tiled throughout with a bath with separate shower above, wash basin with cupboards beneath and WC.

**SEPARATE WC** With wash basin.

**BEDROOM 2** A double bedroom with views of the Western Solent. Built-in cupboard and basin.

**BEDROOM 3** A dual aspect bedroom with sea views. Built-in cupboard and wash basin.

**BEDROOM 4** A southerly outlook over the garden with distant country views. Built-in cupboards and wash basin.

**ATTIC** Currently accessed via a loft ladder from the landing, the attic has undergone the initial stages of conversion with a series of Velux windows installed along with Celotex insulation to the apex and a large window to the rear elevation, providing superb views over The Solent.

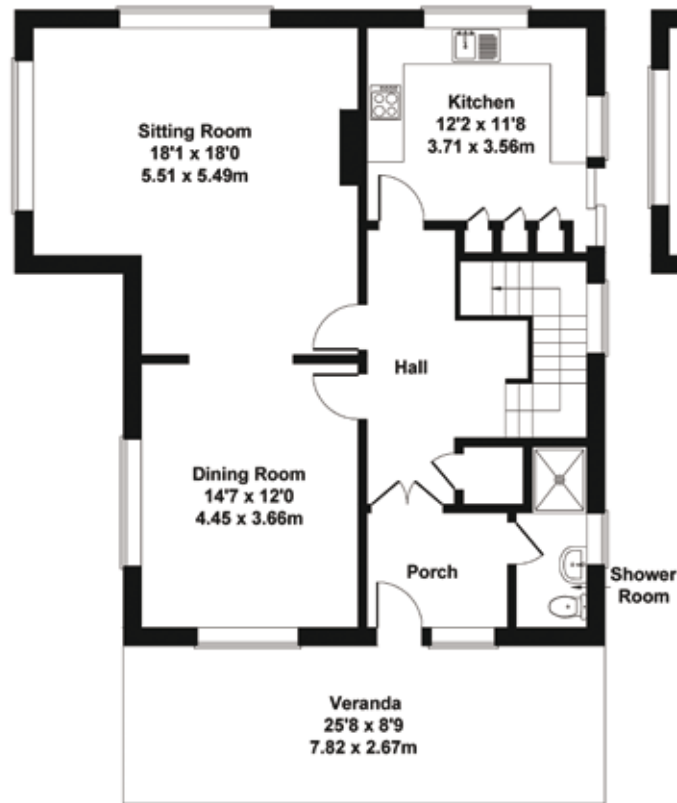
**OUTSIDE** A gated driveway leads to a block paved parking area and block built **SINGLE GARAGE (20'3" X 9'3")**. There is an open-fronted veranda providing an attractive south facing seating area and leading to the front door. The property sits in mature gardens which form an attractive and private setting which includes an orchard. Wide block paved paths lead to either side of the house to the rear garden. This wonderful lawned garden extends to the waterfront where there is a paved terrace providing an exceptional seating and dining area, as well as gated access with steps down to the beach which truly panoramic sea views. There is also a modern timber summer house from which the views can be enjoyed, and a greenhouse. In all the property extends to around half an acre.



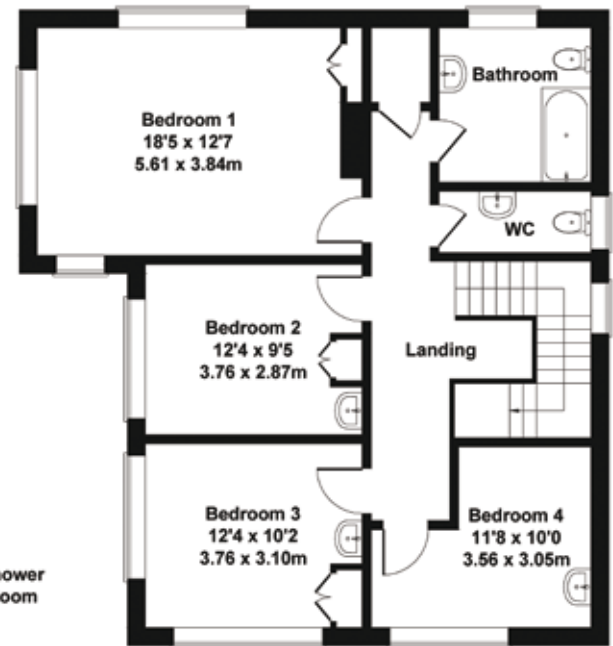




#### GROUND FLOOR



#### FIRST FLOOR



### Beach House

Approximate Gross Internal Area  
1787 sq ft - 166 sq m

**PLANNING PERMISSION** There is planning consent to extend the ground floor with a large terrace at first floor level overlooking the sea, as well as conversion of the loft into a bedroom suite. Planning reference P/00951/11, (which remains valid as part of the consented works have already been carried out).

**OVERAGE** A covenant with 15 years left to run would entail an uplift being paid should planning permission be gained for an additional property within the garden.

**POSTCODE** PO31 8JZ

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating.

**EPC RATING** Band D

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

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Waterside House,  
72A High Street, Cowes,  
ISLE OF WIGHT  
PO31 7RE

TEL: 01983 200 880

cowes@spencewillard.co.uk

www.spencewillard.co.uk

