

McCarthy
& BOOKER



The Penthouse Solent Shores, Gurnard, Isle of Wight, PO31 8BZ

Guide Price £1,475,000



*** ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER ***

360 TOUR AVAILABLE An incredible three bedroom apartment with open plan living area spanning over 44ft and bi-fold doors onto the wrap around balcony which is in excess of 750 sq ft. Enjoy breath-taking views across the Solent and relax with the Gurnard sunsets. Immaculate throughout, a dream property that must be viewed.

Luxurious Penthouse with stunning sea views

An absolutely perfect apartment within a development built in 2014, with balconies on three sides of the property to enjoy uninterrupted sea views - no better position to see a stunning Gurnard sunset. With three bedrooms and three shower/bathrooms and an enormous open plan living area spanning over 44ft, with its bi-fold doors onto the wrap around balcony which is in excess of 750 sq ft. The vista from the mezzanine area is framed by the tall floor to ceiling windows for an all year, and all weather, seascape.

Gurnard

Gurnard is a pretty coastal village which has iconic beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a superb local primary school and High School. There is also a Health and Fitness Club 'Fitness at Gurnard' that offers an indoor pool, cafe, shop, gym and with a fabulous array of countryside and coastal paths which are all within easy walking distance.

Approaching The Property

Located directly on the seafront with unobstructed views across the Solent, there is a private car park to the rear of this purpose built modern apartment building. A security key pad gives access through a grey communal door.

Access

A short flight of stairs lead to The Penthouse however there is also a lift with a private access function to the apartment level. This private landing outside the main apartment glass doors, is light and bright and gives storage space for outside clothing and footwear.



The Penthouse

A phenomenal home in, arguably, the best location on the Gurnard coast. This superb property has outstanding features inside and out. Packed with modern elements such as underfloor heating throughout, blonde oak flooring, bi-fold doors to wrap around balconies and with extremely generous room sizes that have vaulted, double height ceilings in the open plan living area and principal bedroom suite. The balconies are wide with decked flooring and have glass and steel balustrades thus providing unfettered vistas of the surrounding sea, shoreline and countryside this home is set within.

A double height hallway runs through to the many immaculate rooms this home gives. With the many storage cupboards dotted along the corridor, this passageway gives access to the principal bedroom suite, two further double bedrooms, bathroom, utility room and astounding open plan living and kitchen area.

The two beautiful light and airy double bedrooms both have large built in wardrobes with one bedroom having a sizeable ensuite shower room, it also has an outward opening door leading to the south facing balcony.

A utility room provides a sink, storage and space and plumbing for a washing machine and tumble dryer. A welcome and practical addition to this thoughtfully designed house. A further stylish shower room has a modern white suite and a rainwater shower head within the tiled cubicle.

The substantial main bedroom suite is everything you could dream of with the views out to sea through the sliding doors that have plantation shutters from the apex of the double height windows to the floor. This blissful and relaxing room has many built in double wardrobes and a large ensuite bathroom. This very generously sized room has a white modern suite with a fabulous 'floating' double basin vanity unit in addition to a bath and separate tiled shower cubicle complete with rainwater shower head.

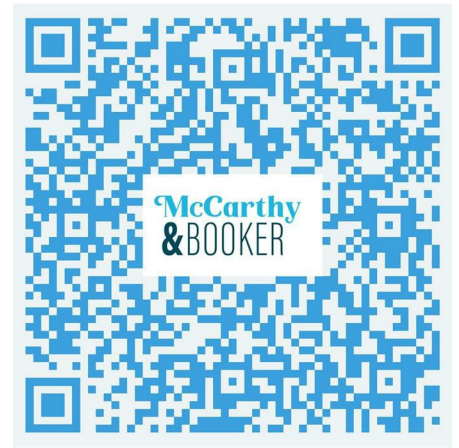
The open plan living area is a triumph of design with the vaulted ceilings and two sets of bi-folding doors opening onto the, full length of the building, decked terrace and its amazing views. An oak staircase leads to a mezzanine floor, currently utilised as an office area and giving further sea views. From this floor is a door leading to the under roof storage which spreads out over the majority of the building, thus giving masses of additional space.

The kitchen area is extremely well equipped with an integral fridge, freezer, wine cooler fridge, dishwasher, tall fridge freezer, Neff combi oven with warming drawer and separate 'Rangemaster' oven complete with 5 zone induction hob. All these appliances sit within a white gloss arrangement of wall and base units and gorgeous white work surface which sweeps around and forms a breakfast bar as well. This stylish and contemporary area blends beautifully with the remaining spacious living space. A fabulous social and entertaining room which delivers on every point of views, space and relaxed atmosphere.

Outside Area

Beyond the parking area are communal gardens that extend up to the nearby woodlands. Along side this landscaped space is a double sized garden store for the sole use of the apartment.

Further Information



Tenure: Share of freehold
 EPC: D
 Council Tax Band: G, £3576.13
 Two allocated parking spaces
 Lift with private use to the Penthouse level
 Heating via ASHP
 Underfloor heating
 Ground rent: £200 pa
 Service charges: £4982 (2023)

Viewing

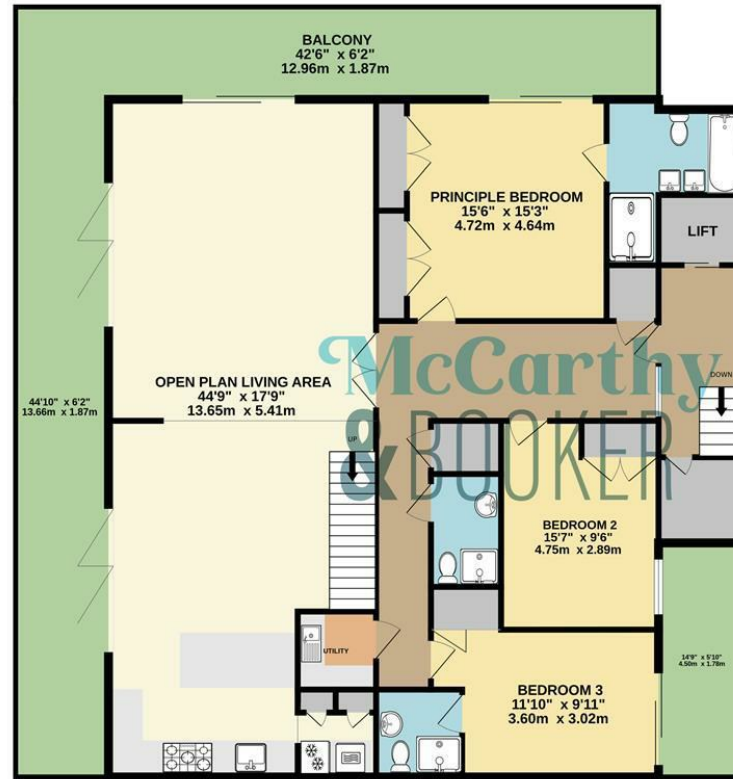
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

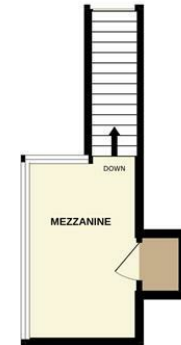
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

GROUND FLOOR
 1797 sq.ft. (166.9 sq.m.) approx.



1ST FLOOR
 136 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA: 1933 sq.ft. (179.6 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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