

## **Sunnybank, Steephill Cove, Ventnor, Isle of Wight**



- **An exceptionally Rare Opportunity**
- **Truly Beautiful Coastal Location**
- **Planning Permission Granted**
- **Panoramic Sea Views**
- **Once In A Lifetime Plot**



## About the property

Exceptional Development Opportunity — Prime Coastal Plot with Planning Permission | Steephill Cove, Isle of Wight

A rare and exciting opportunity to acquire a truly unique development plot in the heart of Steephill Cove, one of the Isle of Wight's most picturesque and sought-after coastal locations. Nestled in a tucked-away, elevated position, this sizeable plot boasts uninterrupted panoramic sea views across Steephill Cove and out over the English Channel.

Planning permission has been granted for a beautifully designed three-bedroom coastal home featuring upside-down living accommodation to fully maximise the spectacular outlook. The proposed home includes a spacious decked terrace and a further separate sun terrace—perfect for soaking up the stunning scenery and peaceful surroundings. Mains services (electricity/gas/water & sewage) are available on site.

This plot offers direct access to the seawall and is ideally placed within the cove, blending privacy with proximity to the water's edge. Steephill Cove is celebrated for its charming, old-fashioned character, with its quaint beach cafés and fishermen's cottages, making it one of the most exclusive addresses on the island.

The land is also just a stone's throw from the renowned Ventnor Botanic Garden, adding to its appeal as both a serene retreat and a rare investment opportunity.

Opportunities to secure a plot of this calibre in such an iconic location are extremely limited—this is a once-in-a-generation chance to create a spectacular home in a truly enchanting setting.

Local Authority - Isle of Wight Council  
Council Tax Band - TBC  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Master Bedroom

Family Bathroom

Bedroom 2

### FIRST FLOOR

Landing

Bedroom 3

Shower Room

Open Plan Living Area

### OUTSIDE

Decked Area

Garage

Parking

Wrap Around Garden

Access to Sea Wall

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[trigg-iow.co.uk](http://trigg-iow.co.uk)**