



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	83

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

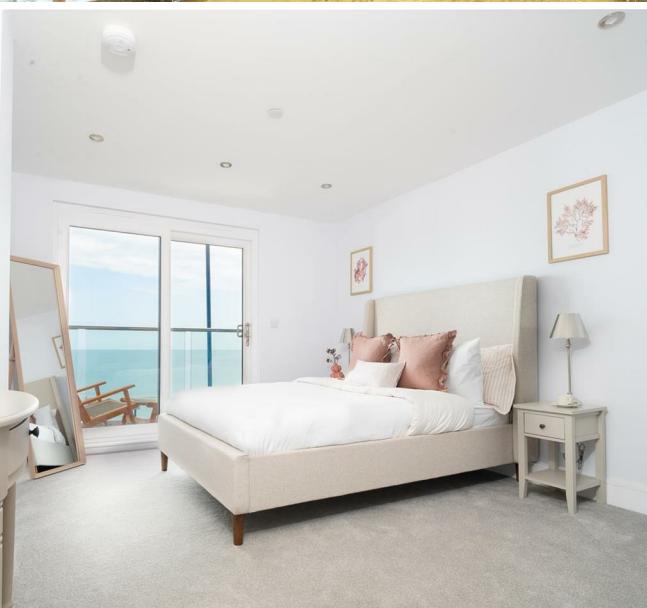
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BREAKWATERS
BREAKWATER WAY
SANDOWN
PO36 8FE

£295,000



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www.arthur-wheeler.co.uk



- UNBEATABLE SEA FRONTAGE WITH SWEEPING COUNTRYSIDE VIEWS • STYLISH OPEN-PLAN LIVING WITH DESIGNER KITCHENS AND UPGRADE OPTIONS • PEACE OF MIND WITH SECURE VIDEO ENTRY, AUTOMATED DOORS, AND LIFT ACCESS • CONVENIENCE BUILT IN – ALLOCATED PARKING PLUS REFUSE & BICYCLE STORAGE • EVERY APARTMENT GUARANTEED A STUNNING SEA OR COUNTRYSIDE OUTLOOK • SLEEK BATHROOMS & ENSUITES WITH A PERSONAL CHOICE OF FINISHES • COMFORT ALL YEAR ROUND WITH ENERGY-EFFICIENT UNDERFLOOR HEATING • HASSLE-FREE OWNERSHIP – 999-YEAR LEASE AND LOW SERVICE CHARGES • SAFETY FIRST – A1 RATED BUILD, SPRINKLER SYSTEM, AND 24/7 MONITORING • TRUSTED QUALITY FROM LOCAL DEVELOPERS WITH 20+ YEARS' EXPERIENCE AND A 10-YEAR WARRANTY

Breakwaters offers prime sea frontage apartments with countryside views, designed for a relaxed lifestyle. Features include modern open-plan living, secure entry, lifts, allocated parking, and pet-friendly policies. Each apartment benefits from sea or countryside views, luxury kitchens, contemporary bathrooms, and energy-efficient underfloor heating. Additional highlights include low service charges, a 999-year lease, letting potential, and a 10-year warranty. The development provides integrated safety and monitoring systems, refuse and bicycle storage, and a choice of finishes, backed by experienced local developers.



