

Flat 7 Cliff House

Cliff Road, Sandown, PO36 8NS



£190,000

LEASEHOLD - SHARE OF
FREEHOLD

CLIFF
HOUSE



Commanding expansive sea views from Culver to Luccombe, this stunning one bedroom, ground floor apartment has been beautifully updated to offer the perfect coastal retreat with a courtyard garden and private off-road parking.

- Beautifully appointed ground floor apartment
- One double bedroom with large wardrobe
- Wonderful courtyard patio garden to front
- Convenient for amenities, travel links and beaches
- Versatile layout with the ability to use space in different ways
- Panoramic sea views from Culver to Luccombe
- Stunning, modern and naturally light interiors
- Quiet, coastal location with coastal walks
- Communal car park, seating area, and drying area
- Opposite direct access to the beach and promenade

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property
Home Hunters

rightmove

Zoopla

onTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Beautifully maintained and lovingly upgraded by the owners of eight years, this beautiful ground floor apartment offers versatile accommodation comprising an entrance hall leading to the bathroom, the living-dining room, and the bedroom. From the living-dining room is the kitchen, and the bedroom is adjoined to another space which is currently utilised as the dining room and study. The space has been tastefully finished with neutral décor and flooring throughout and benefits from a lovely south-east facing terrace to the front, enjoying sunshine for most of the day and spectacular sea views. Its cliff top position offers a peaceful retreat with easy access to expansive sandy beaches, plus residents of Cliff House share a large private car park, with apartment 7 enjoying unallocated space for two vehicles. The property is one of eleven apartments within the 1860's building that offers a rich history.

Sandown is a delightful seaside town on the southeast coast of the Isle of Wight, offering a wonderful blend of coastal charm and modern convenience. Renowned for its stunning sandy beaches and iconic pier, the town boasts an excellent selection of cafés, restaurants, and independent shops, creating a vibrant yet relaxed atmosphere. Cliff House is only a five minute walk from amenities as well as the excellent transport links via the Island Line railway and Southern Vectis bus routes ensure easy access to nearby towns such as Shanklin, Bembridge, and Newport, plus Ryde pier head for ferry travel to the mainland is half an hour by train from Lake. Onward travel to London Waterloo by ferry and rail takes only 2 hours 40 minutes from Ryde. With its fantastic amenities, strong sense of community, and idyllic coastal setting, Sandown presents an exceptional opportunity for those seeking a coastal lifestyle.

Welcome to Apartment 7, Cliff House

Accessed through a recently renovated and well-maintained communal entrance, apartment 7 benefits from a ground-floor position and is located at the front of Cliff House with beautiful, panoramic sea views.

Entrance Hall

Providing access through most of the apartment, this entrance hall offers space to store coats and shoes and is home to loft access which provides a small amount of storage space, ideal for Christmas decorations and suitcases.

Living - Dining Room

Offering ample space for lounging and dining furniture, this space is currently utilised as a living room and enjoys beautiful views through the glazed patio doors. There is access to the kitchen from here and the space is finished with neutral carpet that continues through most of the property.

Kitchen

Featuring a range of modern base and wall kitchen units this compact but stylish kitchen offers plenty of storage space including integrated appliances such as an electric oven, gas hobs with an extractor fan over, plus under counter space for a washing machine, and end of counter space for a fridge freezer. The space also benefits from two drop down surfaces which offer additional space to prepare meals or dish up. The gas boiler is neatly tucked away in the corner of the space and a window to the front aspect boasts fabulous sea views.

Bedroom

Flooded with natural light from the patio doors to the front aspect, this double bedroom benefits from a large wardrobe space with plenty of storage plus it is semi open with an adjoining space which is currently used as a dining room and study. The space has the potential to be rearranged as another sitting area or even a walk in wardrobe

Bathroom

Beautifully maintained, this stylish bathroom is fully equipped with a bath, a separate shower, a w.c, and a vanity hand basin. A chrome heated towel rail warms the space and is it finished with natural wall tiles around the suite, and an illuminated mirror.

**Terrace Garden**

The patio doors from the living-dining room lead out to a wonderful terrace which offers paving as well as planted borders. A low-level wall encloses the space but ensures the panoramic sea views are not compromised. Enjoying the sunrise and sunshine through most of the day, this wonderful terrace offers the perfect spot for dining al fresco style or just taking in the views with the peaceful surroundings. The outdoor space also offers a handy external tap.

Communal Area

Cliff House offers a small communal seating area with multiple seats and is enclosed by wonderful, mature planting which enjoys the afternoon and evening sunshine. Also located to the rear of the property is an area with three clothes airers, providing the residents with outdoor space to hang washing, if desired.

Parking

Residents of Cliff House share a large private car park, with apartment 7 enjoying unallocated space for two vehicles.

Apartment 7, Cliff House offers a fantastic opportunity to acquire a beautiful one bedroom apartment in a fantastic location with spectacular views, off road parking, and a private terrace. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Leasehold with Share of Freehold

Lease Length: 999 years from December 1991 (965 years remaining)

Charges: £1380 per annum

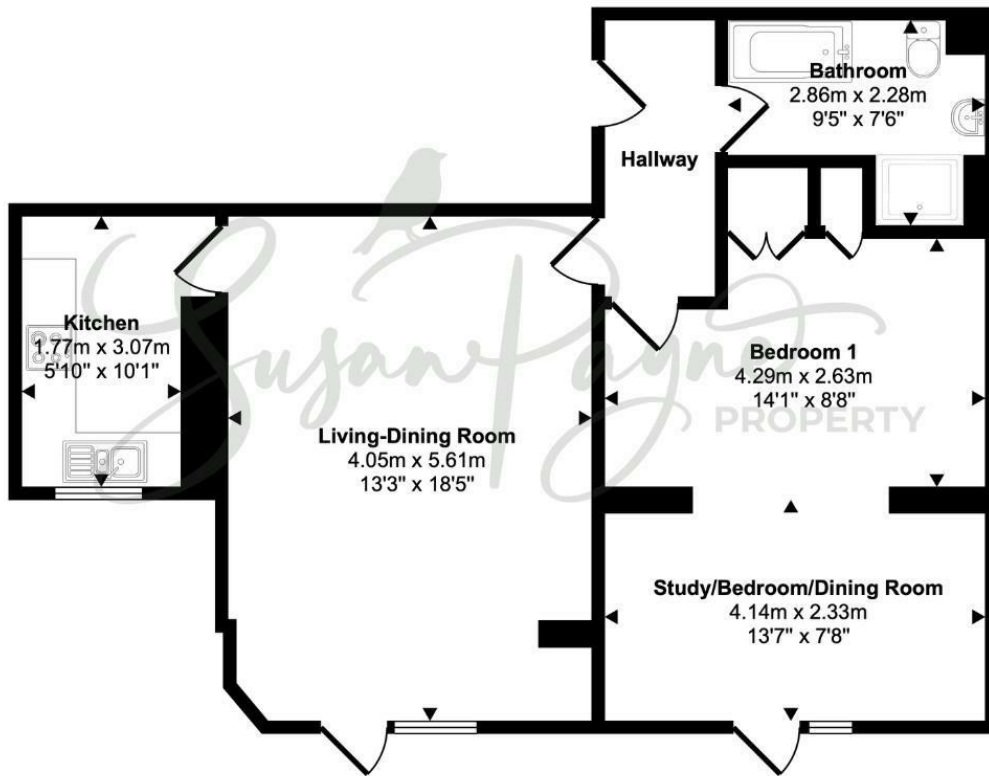
Restrictions: long- term letting allowed, no holiday lets, no pets that can cause a nuisance

Council Tax Band: B (approx. £1,879.29 pa - Isle of Wight Council 2024/2025)

Services: Mains water, gas, electricity, and drainage

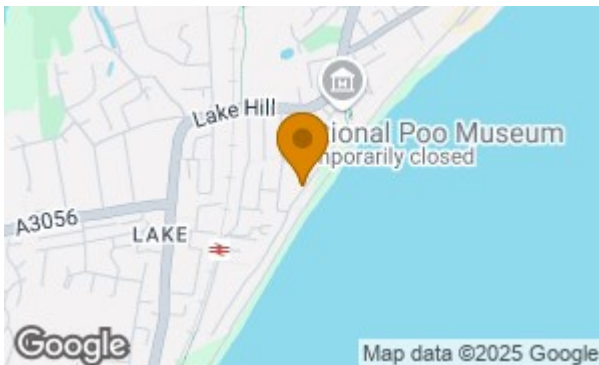


Approx Gross Internal Area
62 sq m / 672 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
	74	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.