

# SPENCE WILLARD



38 Napoleons Landing Esplanade, Sandown, Isle Of Wight, PO36 8JS

# A spacious and light waterfront apartment with far reaching sea views and undercover garaging.

## VIEWING

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This fifth-floor, two-bedroom apartment boasts an impressive open plan and versatile layout with sea views available from all principle rooms including a large balcony overlooking the beach with panoramic views of Sandown and Shanklin Bay. The open plan kitchen and breakfast room also benefits from a study/snug area and sitting room overlooking the Bay. There are two particularly generous sized double bedrooms with an ensuite to the master bedroom also enjoying views. A modern kitchen, bathroom, and plenty of storage make for an attractive and comfortable home. A secure undercover parking space with lift access to the door of the apartment, and well-maintained communal areas make for an excellent package. The development lends itself well to a holiday home investment, with well-presented accommodation and a prime position on Sandown seafront.

Situated on the Award Winning Sandown Bay which is renowned for its long stretching sandy beaches, where there is plenty to see and do. The property offers direct beach access and is minutes from the main town centre with amenities, restaurants, and cafes as well as beautiful coastal walks to Yaverland and Shanklin. Sandown train station is a short walk away, providing links through to Ryde and access to passenger ferry services to Portsmouth, where there are connecting trains to London Waterloo. Fast passenger ferry services also operate between Cowes and Southampton, with links to varying London stations. Both journey times take an estimated 2.5 hrs door to door.

## Accommodation

### Entrance

Telephone entry system with staircase and lift to lobby on the fifth floor.

### Hallway

A spacious carpeted hallway with deep storage cupboard and wall space for hanging coats.

### Kitchen

A stylish contemporary kitchen suite incorporates a composite white sink with stainless-steel mixer tap over, four-ring induction hob with extractor over and mid-level oven/grill. There is also an integrated dishwasher, fridge/freezer and washing machine.

### Open Plan Dining and Living Area

With glorious sea views this light filled family space is versatile, currently arranged as a sitting room and dining room off the kitchen. Double patio doors access the balcony for further entertaining space.

### Study / Snug

A useful study area is open to the living space.

### Bathroom

Comprising a panelled bath pedestal wash basin, heated towel rail and W.C. Tiled floor and splash backs.

### Bedroom 2

Good sized double bedroom with views of the cliff side to the rear.

### Bedroom 1

A superb light principal bedroom overlooking the Bay with views to Bembridge Down and Luccombe. Boasting a full range of wall-mounted integrated wardrobe storage over the bed space there is also an ensuite shower room with pedestal wash basin shower and W.C.

### Services

Mains electricity, water and drainage, heating is provided by a gas fired boiler and delivered via radiators. Wightfibre is connected to Napoleons Landing to allow hi-speed broadband.

### Tenure

Leasehold with a long lease and the balance of 850 years from October 1998.

### Miscellaneous

A service charge including water, and buildings insurance for the current year is £2,090 with a peppercorn ground rent. The residents also pay into a sinking fund each year with the 2023 contribution at £853. There is no ground rent payable. Holiday letting of this property is permitted but restricted to a maximum term of 1 month per let and other apartments in the building are let very successfully. Pets are permitted with written consent from the Management Company

### Parking

Dedicated parking within a secure garage.

### EPC Rating

B

### Council Tax Band

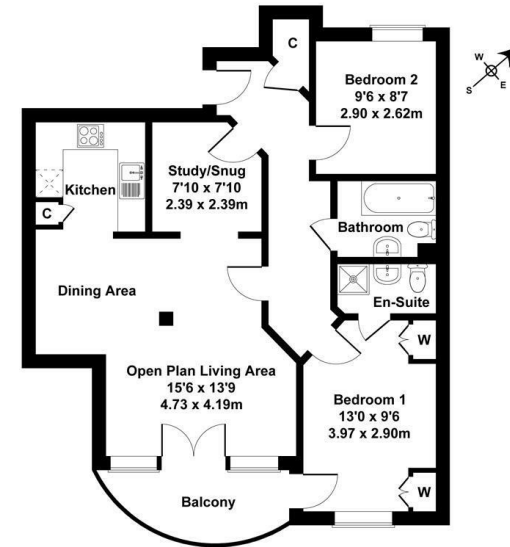
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### Postcode

PO36 8JS

## 38 Napoleons Landing

Approximate Gross Internal Area  
780 sq ft - 72 sq m



## FIFTH FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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