

# SPENCE WILLARD



24 Royal Cliff Grange Road, Sandown, Isle of Wight, PO36 8FB



*A stunning second floor apartment within a luxurious cliff top development with unobstructed sea views, private balconies, communal gardens and underground parking.*

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



A light and spacious apartment in a prime position within the development enjoying dual aspect panoramic views over the bay from a fabulous open plan kitchen, dining and living area. Bi-folding doors access a large balcony overlooking the sea and there are two generous sized double bedrooms and two bathrooms one of which being ensuite.

Completed in 2020 these high specification properties are finished to a high standard throughout boasting impressive fully equipped kitchens and bathrooms and number 24 situated on the second floor is larger than average at approx. 104m<sup>2</sup> gross internal area with a position on the side of the building boasting some of the best views along the beach toward Culver Downs. Providing an ideal island retreat this apartment could also provide an excellent holiday letting property and offers relatively low-maintenance and high energy efficiency with under floor heating, fitted wardrobes and tiled floors and fitted carpets.

Offered with the comfort of the balance of an NHBC building warranty from 2020. The impressive apartments also have a secure underground car park with allocated parking, and the convenience of lift access to all floors, visitors parking and the added security of video entry to all apartments. Apartment 24 further benefits from an underground store next to the parking space.

Sandown Bay and surrounding areas are renowned for their long stretching sandy beaches and where there is plenty to see and do. The development occupies a particularly convenient location close to the Cliff Path with direct beach access and the town centre with amenities, restaurants and cafes as well as beautiful coastal walks to Yaverland and Shanklin. A short walk from Sandown train station providing links through to Ryde and access to passenger ferry services to Portsmouth where there are connecting trains to London Waterloo, the entire journey time taking an estimated time of 2.5 hrs door to door.

## Accommodation

### Entrance

Video phone entry to a well-maintained communal entrance hall with carpeted floors, post boxes, stairs and lifts to apartments and underground parking and stores.

Apartment 24 is accessed on the second floor via a digital key code entry door.

### Open Plan Kitchen/Living Area

A fantastic family and entertaining space with dual aspect windows and aluminum bi-folding doors overlooking the sea. There is a large balcony which extends the reception space outdoors and also Juliet balcony off the side aspect. The kitchens have a contemporary style and are fitted with Corian work tops with integrated drainers, there is a 'Smeg' sink with mixer tap over, induction Siemens hob and cooker with integrated microwave. Pendant lights over the breakfast bar island and subtle LED lighting above the tiled splash backs. The dining and living area make for an excellent entertaining space from where the exceptional views over Sandown and Shanklin Bay can be enjoyed.

### Bedrooms 1 and 2

Carpeted floors and large windows with Juliet balconies to the side and rear. The principal bedroom has an ensuite shower room.

### Bathroom

Tiled walls and flooring and consisting of a panelled bath, vanity unit wash basin, heated towel rail and W.C.

### Underground Parking

Within the gated development there is allocated underground parking in addition to a separate private store and plenty of visitors parking to the front.

### Services

Mains gas, electricity, water and drainage. Heating is provided by gas fired boiler and delivered via zoned underfloor heating, Vaillant combination boilers.

### Tenure

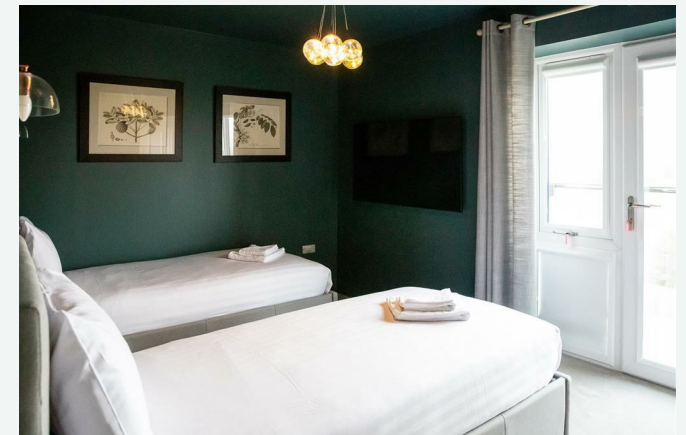
Leasehold - 125 year lease with a ground rent of £250pa. The annual service charge is £1,894 pa and covers building maintenance, communal areas, gardens and lighting as well as buildings insurance.

### EPC Rating

B

Postcode PO36 8FB

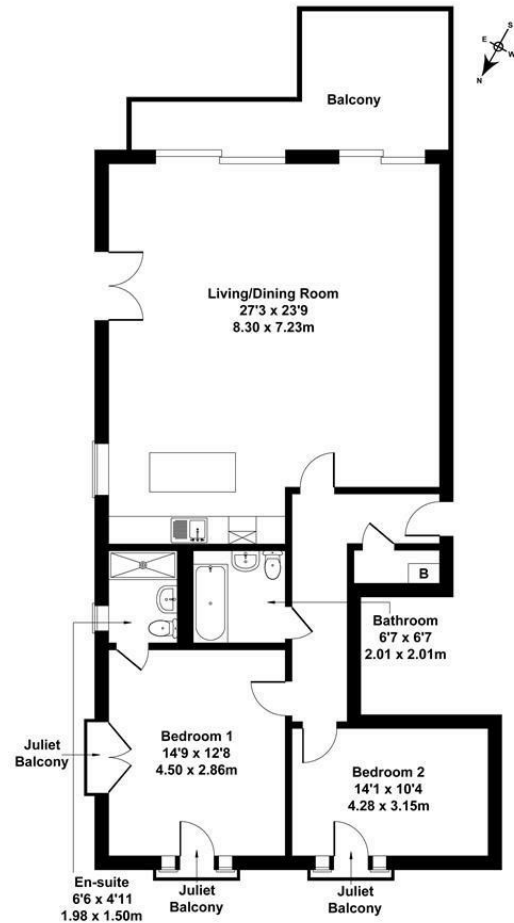
Viewings All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





## 24 Royal Cliff Apartments

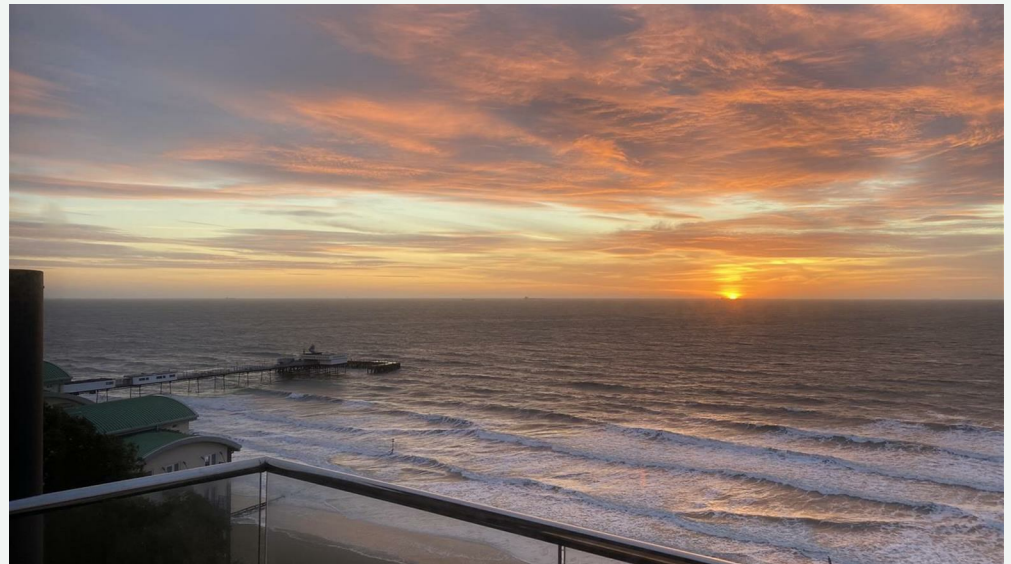
Approximate Gross Internal Area  
1129 sq ft - 104 sq m



### 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.

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