



- Stunning Coastal Location
- Undercover Parking Space
- Wonderful Sea Views & Private Balcony

- First Floor Apartment
- Large Lounge Area
- Separate Kitchen/Diner

- 2 Bedrooms (1 En-Suite)
- Great Lifestyle Purchase
- CHAIN FREE

11 Napoleons Landing Esplanade, Sandown, PO36 8JS

£200,000

This wonderful sea front apartment offers fabulous sea views and is literally seconds from the sandy beaches and lovely coastal path walks. The home has a balcony off the lounge with bi-fold doors for ease of use, allowing the crash of the waves to be heard as well as be seen. The home further comprises a kitchen/diner, a main bedroom (benefiting from a en-suite shower room), a second bedroom, and a bathroom. The home is complemented with 2 storage cupboards in the hallway – always helpful with apartment living and those seeking a full-time home.

Alternatively, if you are looking for a second home, then this property and location is ideal, a great get-a-away in one of the Island's most popular seaside destinations. The home is offered CHAIN FREE and we highly recommend a viewing. Please contact our Shanklin branch to arrange your viewing today.



Accommodation

Communal Entrance

Entrance Hallway

Lounge

17'6 max x 13'1 max (5.33m max x 3.99m max)

Balcony

Kitchen/Diner

13'1 x 8'3 (3.99m x 2.51m)

Bedroom 1

14'3 max x 10'5 max (4.34m max x 3.18m max)

En-Suite Shower Room

Bedroom 2

13'1 max x 8'3 max (3.99m max x 2.51m max)

Bathroom

7'11 max x 7' max (2.41m max x 2.13m max)

Parking

There is an allocated secure undercover parking space.



Services

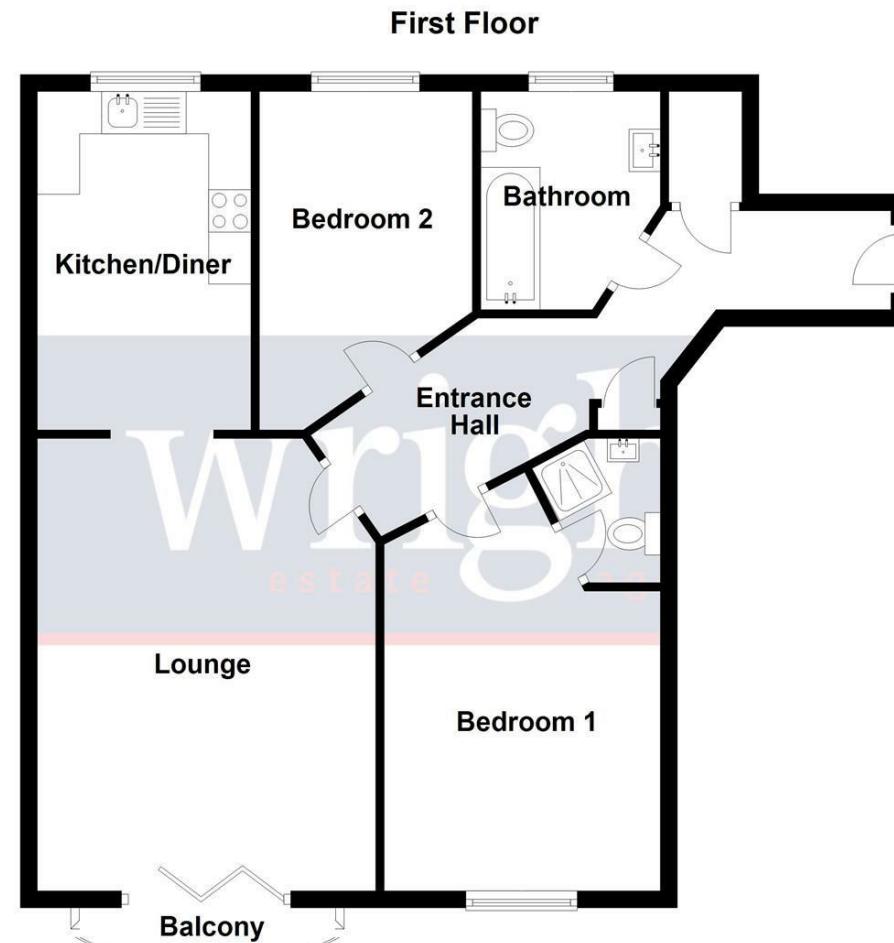
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band C - Please contact The Isle of Wight Council.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing:	Date	Time
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