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wright
estate agency



- Stunning Penthouse Apartment
- Private Balcony
- Secure Undercover Parking

- Panoramic Sea Views
- Newly Fitted Kitchen
- Ideal Full-Time or Holiday Home

- 3 Bedrooms (1 En Suite)
- G/C/H with Newly Installed Boiler
- CHAIN FREE

44 Napoleons Landing Esplanade, Sandown, Isle of Wight, PO36 8JS

£465,000

This stunning penthouse apartment forms part of the popular Napoleons Landing development, conveniently located on Sandown seafront, literally a few steps from miles of golden sandy beaches and coastal paths stretching from Yaverland to Shanklin. The breath taking panoramic sea views can be enjoyed from the majority of rooms and the private balcony, which is ideally positioned to enjoy the sunny southerly aspect from sunrise to sunset. The town centre, local train station with direct ferry connections to the mainland and a variety of popular pubs and eateries are all within easy walking distance.

The very generous accommodation comprises an impressive entrance hall, 2 bedrooms (master en suite) and airing cupboard, with spiral staircase leading to the upper floor, which comprises a light and airy landing with storage, large lounge/diner with access to the private balcony and doors leading to the newly installed and fully fitted kitchen, third bedroom and bathroom. Additionally, the apartment benefits from allocated parking located in the secure undercover parking accessed directly from the Esplanade.

The fantastic seafront location with stunning views and truly impressive accommodation makes this an ideal full-time or holiday home for anyone looking to enjoy life by the sea in one of the Island's most popular coastal towns. A viewing is a must to fully appreciate everything this superb purpose built penthouse has to offer!



Accommodation

Communal Entrance

Eighth Floor Landing

Private Entrance Hall

Bedroom 1

16'4 x 11'1 (4.98m x 3.38m)

En Suite

7'5 x 6'1 (2.26m x 1.85m)

Bedroom 3

10'8 x 7'5 narrowing to 5'4 (3.25m x 2.26m
narrowing to 1.63m)

Upper Floor Landing

Lounge/Dining Room

23'11 x 17'3 narrowing to 14'5 (7.29m x 5.26m
narrowing to 4.39m)

Balcony

Kitchen

11'9 x 9'5 (3.58m x 2.87m)

Bedroom 2

10'11 plus recess x 9'5 (3.33m plus recess x 2.87m)

Bathroom

9'4 max x 9'2 (2.84m max x 2.79m)

Parking

There is an allocated parking space in the secure covered parking area.



Services

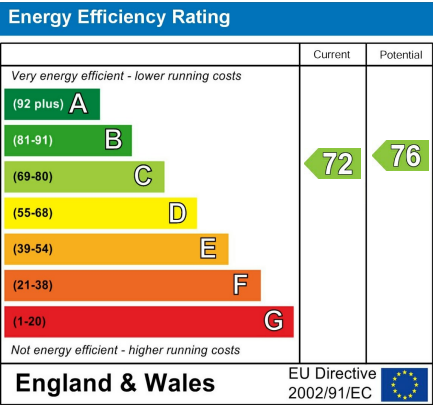
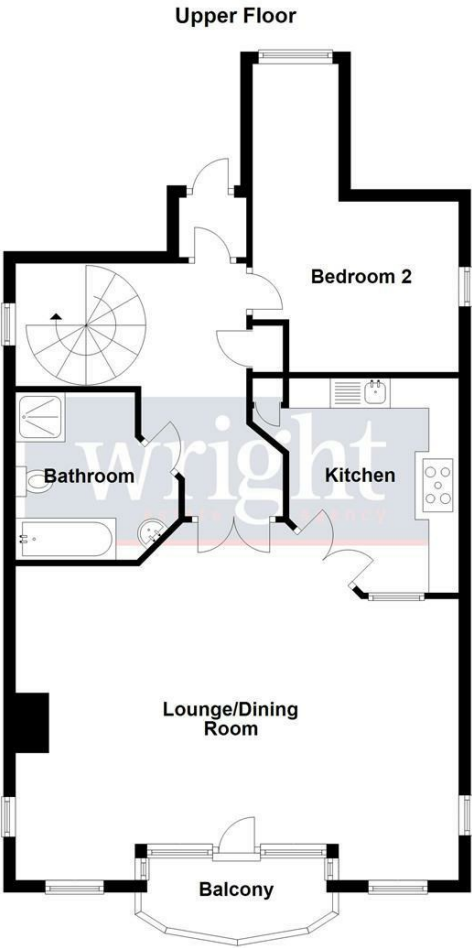
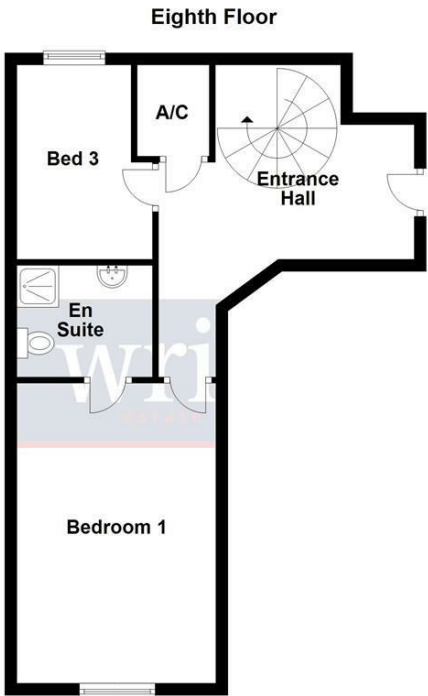
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band D - Please contact The Isle of Wight Council on 01983 823901.

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.



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

