



Flat 1, Sandlands
Steyne Road | Seaview | Isle of Wight | PO34 5BH

FINE & COUNTRY

Seller Insight

“ We bought this house about five years ago as we loved the whole character of the place and, although we have lived in a number of homes on the island, we feel this is our favourite. We enjoy the village with its community supermarket, primary school and local pubs and restaurants, as well as the beach and delightful walks.

We are fairly central for many places on the island including the ferry terminals and less than five miles from Ryde with its quirky mix of Victorian architecture and traditional seaside entertainment. It includes a wide selection of independent shops, a plethora of bars, cafes, and restaurants and, unlike some places on the island, it is a hive of activity all year round.

However, even closer to the property are both Seagrove and Priory beaches, ideal for swimming or days on the beach. For sporting enthusiasts you will find the Seaview Yacht Club for sailing and multiple great places to go riding and cycling.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Flat 1, Sandlands

The delightful coastal village of Seaview is known for being a quiet, upmarket seaside resort peppered with impressive Victorian and Edwardian residences and one of these treasures is Sandlands, built around 1895, designed by renowned island architect Stephen Salter who favoured the Arts and Crafts style. The house was originally owned by Admiral Sir Walter Hunt-Grubbe who became Commander-in-chief of the Cape of Good Hope station and went on to President of the Royal Naval College at Greenwich. The property offers wonderful sea views and is only a short distance from the high street and seafront, so it is easy to enjoy regular visits to the beach and is known for having spectacular views across the Solent to Portsmouth and the Spinnaker Tower.

The building currently incorporates five delightful apartments but the 'jewel in the crown' is this ground and first floor maisonette that was previously two separate flats but has been converted into one very special home. The exterior of Sandlands is awe-inspiring with its amazing chimney stacks, corner turrets, black and white feature elevations, bay windows, patterned brick work and large porch. Fabulous period features can also be found inside the apartment with its very high ceilings, panelled doors, ornate coving and dado rails, picture rails, half height wall panelling, ceiling roses, high skirtings, fire places and original multi-pane 'skylights' above the turret windows and French doors.

A paved pathway, flanked by hedging and charming shrub borders, leads to the private period front door of the apartment and opens into the entrance hall with its original herringbone parquet floor. This flooring continues into the formal dining room where you can happily host a lunch or dinner for eight to ten friends and family. It includes a staircase to the first floor, French doors to the kitchen/breakfast room and an open archway to the simply stunning lounge. This impressive room has so many wonderful original features it is difficult to know where to look first. It includes an ornate ceiling, a delightful fireplace with a log burning stove and an ornamental arch to the charming ground floor hexagonal turret, which is made up of five windows where you can sit and admire the views.

There are French doors to the kitchen/breakfast room and open access to the charming garden room/snug. With its wall of windows and an external door to the communal gardens it is just the place for a quiet read. The triple aspect and interestingly shaped kitchen/breakfast room area is light and bright with a vast array of original multi-pane windows on three sides. It includes a gas range cooker together with attractive units housing a fridge freezer and dishwasher while still providing plenty of room for a large table and chairs and a door that leads out to a large private terrace and beautifully planted garden.

Also on the ground floor is an adjacent utility room with space for a washing machine and tumble dryer as well as a superb dual aspect double bedroom and en-suite bathroom with a dual aspect dressing room that could always be used as a single bedroom or additional office. As the double bedroom has independent external access via a pair of French doors this area could be a useful as an annex for an elderly relative or an adult child.

On the first floor you will find the family bathroom and two or three bedrooms including a dual aspect guest room with an original fireplace and the fascinating main bedroom with its ornate ceiling, period cast iron fireplace with inset tiling, an archway to the hexagonal turret where the views through the windows are spectacular. There is also direct access to a large dressing room that could also be used as a small bedroom or nursery. This has a door to the beautiful balcony where you can sip your morning coffee revelling in the views and the ships sailing across the Solent or enjoy a nightcap and a panoramic vista of twinkling lights of the mainland coast.

Outside, as well as the communal gardens, there is a lovely south facing private garden that consists of a large raised patio surrounded by a low wall that is ideal for outdoor entertaining. This leads to good sized lawn, shrub borders and flower beds, a garden shed with lighting and electrics as well as wooden gates with access to the garage and Steyne Road.







Travel Information

5.7 miles from Fishbourne to Portsmouth Ferry Terminal
 10.2 miles from East Cowes to Southampton Ferry Terminal
 3.2 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Seaview Yacht Club Seaview	0.5 miles
Ryde Golf Club, Ryde	3.7 miles
Bembridge Sailing Club, Bembridge	3.4 miles
Waterside Pool, Ryde	2.8 miles

Healthcare

Doctors Surgeries	
St Helens Medical Centre, St Helens	01983 871828
The Bay Medical Centre, Sandown	01983 409292
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Rink Road, Ryde	01983 811431

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	11.6 miles (01983 822099)

Education

Primary Schools
 Windmills Pre-School, Bembridge
 Bembridge Primary School, Bembridge
 Nettlestone Primary School, Nettlestone
 Brading CE Primary School, Brading
 St Helens Primary School, St Helens
 St Mary's Catholic Primary School, Ryde

Secondary Schools/Colleges
 The Bay CE School, Sandown
 Carisbrooke College, Newport
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde School with Upper Chine School, Ryde
 The Island VI Form Campus, Newport
 Isle of Wight College, Newport

Learning Assisted Schools:
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St. Catherine's, Grove Road, Ventnor

01983
 01983 872668
 01983 613171
 01983 407217
 01983 872442
 01983 562000

01983 403284
 01983 524651
 01983 537 070
 01983 861 222
 01983 562229
 01983 522886
 01982 526631

01983 522 917
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 01983 852722

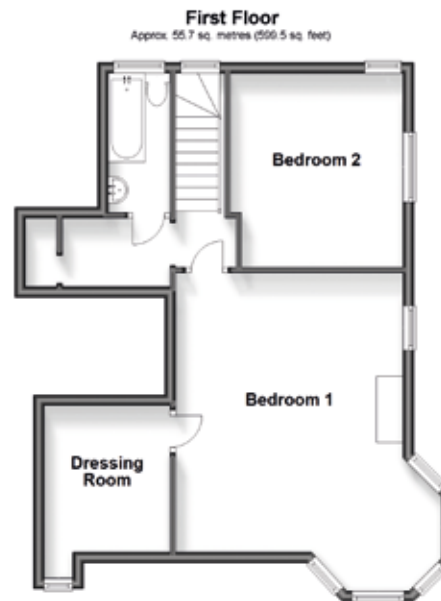
Entertainment

Restaurants / Bars	
The Old Fort	01983 612363
The Boathouse	01983 810616
Fox's Restaurant	01983 872626
The Crab and Lobster Inn	01983 872244
The Beach Hut	01983 874270
Isle of Wight Distillery	01983 613653
The Old Village Inn	01983 872616

These bars and restaurants are available within a 4.4-mile radius of this home

Local Attractions / Landmarks

Bembridge Windmill, Bembridge
 Quarr Abbey - Binstead
 Robin Hill Country Adventure Park - Downend
 The Wildheart Animal Sanctuary - Sandown
 Carisbrooke Castle - Carisbrooke
 Owl and Monkey Haven - Newport
 Butterfly World - Newport
 Amazon World Zoo - Newchurch
 Rosemary Vineyard - Ryde



GROUND FLOOR

Entrance Hall	
Lounge	17'4 x 14'1 Excluding Turret area
Snug	
Dining Area	13'7 x 11'9
Kitchen/Breakfast Room	23'6 x 9'10
Shower Room	
Study	13'8 x 7'4 plus recess
Utility Area	
Bedroom 4	16'2 into bay x 13'
Dressing Room	7'7 x 6'7
En-Suite Bathroom	6'7 x 4'9

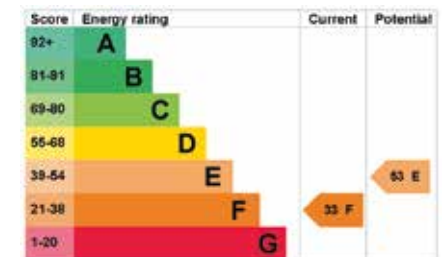
FIRST FLOOR

Landing	
Bedroom 1	18'3 x 14'8 Excluding Turret area
Dressing Room	9'5 x 7'8
Bedroom 2	12' x 10'3
Bathroom	

OUTSIDE

- Communal Front Garden
- Private Rear Garden
- Single Garage

Council Tax Band: E
Tenure: Leasehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 16.06.2023





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