





House - Detached (EPC Rating:)

THE BELL LODGE 52 MELVILLE STREET, SANDOWN, ISLE OF WIGHT, PO36 8LF

Asking Price

£625,000

FEATURES

- Substantial & Beautifully Renovated Coastal Property
- Currently Operating as a Successful Bed & Breakfast
- Prime Location Moments from Sandown Beach & Pier
- Eight Individually Styled Guest Bedrooms with En-Suites

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Whites Estates
Bill Atherton Estate Agents

10 Bedroom House - Detached located in Sandown

Property Description

Whites Estates are delighted to present this substantial and beautifully renovated property, ideally positioned just moments from Sandown's golden beach and iconic pier. Currently operating as a successful bed and breakfast, the property offers an exceptional opportunity to acquire an established hospitality business or, subject to the necessary consents, an impressive and highly adaptable coastal residence.

The accommodation is generously proportioned and has been thoughtfully upgraded throughout, combining character, comfort and practicality. A welcoming entrance hall creates an immediate sense of space, leading to well-appointed reception areas and a contemporary ground-floor bathroom.

The property benefits from an elegant, light-filled dining room currently used for serving guest breakfasts, which in turn opens into a comfortable sitting room with direct access to the garden. The attractive outside space includes seating areas, lawn and mature planting, providing a peaceful and private setting for guests and owners alike.

The ground floor also provides a flexible office or study, together with useful storage and two individually designed double bedrooms, each benefiting from its own en-suite shower room. One of these rooms features distinctive London-themed decor, adding further individuality to the guest accommodation.

At the heart of the property is a fully equipped commercial kitchen, fitted with stainless-steel worktops, a central island, multiple sinks, a double-range cooker, commercial refrigeration and dishwasher - ideally suited to the requirements of a busy hospitality business.

A particular advantage of the property is the spacious and self-contained owners' accommodation, which is accessed via a private entrance. This well-designed area comprises two bedrooms, a full bathroom, a modern kitchen within the living space and a charming conservatory opening onto a secluded private garden, creating a comfortable retreat separate from the guest accommodation.

Upstairs, a galleried landing leads to six further individually styled en-suite bedrooms, each offering its own character through carefully considered decor and design. With a variety of room styles and layouts, the accommodation has been created to appeal to a broad range of guests.

Externally, the property benefits from valuable off-road parking for at least six vehicles - a significant advantage in this popular seaside location - together with private garden areas for both guests and owners.

With its prime position just minutes from Sandown seafront, extensive and flexible accommodation, established commercial use and beautifully presented interiors, this exceptional property represents a rare opportunity to acquire a ready-made hospitality business on the Isle of Wight, while also offering considerable potential for alternative use, subject to any necessary planning permissions.

What the Owners Say

"Living and running our bed and breakfast here in Sandown has been a truly rewarding experience. We have loved being part of such a friendly seaside community and welcoming guests to this beautiful part of the Isle of Wight.

Sandown offers a wonderful combination of traditional coastal charm and everyday convenience, with its golden beach just moments away and the characterful Sandown Pier adding to the town's classic seaside atmosphere. We have always felt incredibly fortunate to

live and work somewhere that people travel from across the country to enjoy.

Beyond the business itself, Sandown has been a lovely place to call home. The surrounding area offers beautiful walks, including the spectacular views from Culver Down, together with a relaxed pace of life that residents and visitors alike appreciate. Running the B&B has given us the opportunity to meet so many wonderful people and to create a warm and welcoming place for guests visiting the island.

Our decision to sell is entirely a family one, as we need to return to the mainland to be closer to our grandchild. Were circumstances different, we would be very happy to continue our life and business here in Sandown."

EPC: C (as of 17th September 2026)

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.











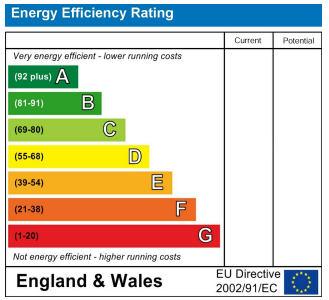
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.