

SPENCE WILLARD



18 Royal Cliff Apartments, Second Floor, Grange Road,
Sandown, Isle of Wight, PO36 8FB

Luxurious cliff top 3 bedroom second floor apartment with unobstructed far reaching sea views, situated within a private gated development with underground parking.

VIEWING

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A light and spacious property consisting of open plan kitchen/living room with doors onto the private balcony overlooking Sandown Bay, principal bedroom with juliet balcony and ensuite shower room, two further bedrooms and family bathroom.

This luxurious apartment is finished to a high standard throughout boasting fully fitted and high specification open plan kitchens, low-maintenance and high energy efficiency with under floor heating, fitted wardrobes, tiled floors and fitted carpets. Offered with comfort of the balance of an NHBC certificate the impressive apartment also has 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. Fantastic sea views can be enjoyed from the living space and bedroom and there are a range of balconies and juliet balconies. Such wonderful lifestyle properties, the apartments are well suited as a holiday home, unique permanent residence or holiday let investment property with a full indicative letting forecast available by request.

Sandown Bay and surrounding areas are renowned for its 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.

Open Plan Kitchen / Living Area

An excellent open plan living space with dual aspect windows overlooking the sea. Doors open to a balcony with space for a table and chairs. The kitchen with breakfast bar peninsular is fitted with Corian work tops with integrated drainers, 'Smeg' sinks with mixer tap over, induction hobs and double cookers with integrated microwaves. LED spot lighting, aluminium bi-folding doors with anthracite grey external colouring.

Bathrooms

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

Bedrooms 1, 2 and 3

Carpeted floors and window overlooking the rear aspect with Juliet Balcony. Bedroom 2 is a substantial double room with built in wardrobes and an ensuite shower room while Bedroom 1 has a private balcony overlooking the beach.

Underground Parking

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

Services

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

Tenure

Leasehold - with the balance of a125 year lease from 2020. A managing agent maintains the development, communal areas and lifts with an annual service charge (2025) of £4,017. There is no ground rent payable for this property.

EPC

Rating B

Council Tax

Band E

Postcode

PO36 8FB

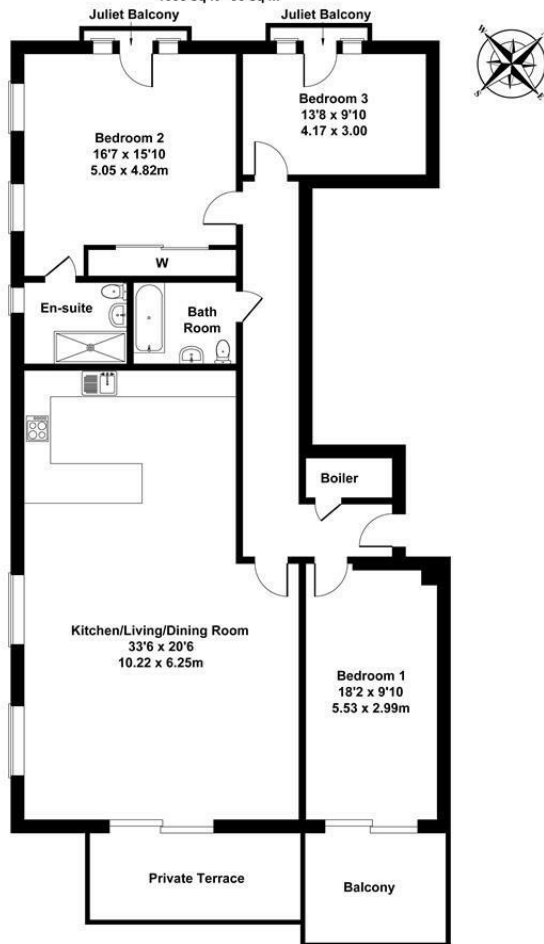
Viewings

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



18 Royal Cliff Apartments

Approximate Gross Internal Area
1005 sq ft - 93 sq m



SECOND FLOOR 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.

Produced by Potterplans Ltd. 2026



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