



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 100, Station Avenue

Sandown, Isle of Wight PO36 8HD



£475,000  
FREEHOLD



An exceptional four-bedroom period residence, beautifully restored and reimagined for modern living, combining elegant historic grandeur with stylish contemporary finishes, moments from the spectacular golden beaches of Sandown Bay.

- Grand detached residence believed to date from the early 1900s
- Four generously proportioned double bedrooms
- Three reception rooms plus a large open-plan kitchen/dining space
- High ceilings and deep skirting boards throughout
- Beautifully restored façade with landscaped frontage
- Extensively renovated throughout to an exceptional standard
- Three bathrooms including two en-suite shower rooms
- Magnificent period fireplaces, ornate cornicing and ceiling roses
- Sunny, enclosed and low-maintenance rear garden
- Conveniently set close to town centre, railway station and beaches

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Standing proudly along one of Sandown's most established residential avenues, 100 Station Avenue represents a wonderful blend of Victorian elegance and contemporary sophistication. Believed to date from the early 1900s, the property forms part of a distinguished period streetscape created during Sandown's remarkable expansion following the arrival of the railway in 1864. What was once a modest fishing settlement rapidly evolved into one of the Isle of Wight's most fashionable seaside destinations, bringing with it the construction of substantial homes showcasing the confidence and prosperity of the era. Today, this impressive residence has been comprehensively renovated and thoughtfully updated throughout, creating a home that celebrates its architectural heritage while embracing modern living. High ceilings, magnificent fireplaces, ornate cornicing, decorative ceiling roses and deep skirting boards provide a constant reminder of the property's rich history, while a chic neutral palette and carefully considered improvements ensure every room feels fresh, stylish and ready to enjoy. Modern upgrades include a brand new Worcester boiler and hot water system, the installation of two woodburning stoves, updated electrics, new kitchen and bathrooms, and the property also benefits from double glazing throughout.

100 Station Avenue enjoys a highly desirable coastal setting within easy walking distance of the golden sands and traditional seaside attractions of Sandown Bay. One of the Isle of Wight's most popular beach destinations, the bay provides miles of shoreline together with opportunities for swimming, paddleboarding, sailing and a variety of watersports. The property is ideally positioned for everyday convenience, with Sandown's High Street just moments away, offering a selection of independent shops, supermarkets, cafés, restaurants and local amenities. The nearby Heights Leisure Centre provides a gym, fitness classes, swimming pool and wellness facilities, while families and commuters will appreciate the excellent transport links. Sandown railway station is within a short walk, providing connections to Ryde and onward high-speed passenger services to the mainland. Southern Vectis bus routes offer regular services across the Island, whilst the Fishbourne to Portsmouth car ferry terminal can be reached in approximately thirty minutes by car.

### **Welcome to 100 Station Avenue**

Approached from the tree-lined Station Avenue, through a charming front garden enclosed by neatly clipped hedging and attractive painted boundary walls, the property immediately makes a striking first impression. The grand façade has been beautifully refreshed with crisp exterior paintwork, highlighting the elegant architectural detailing and handsome proportions of this substantial family home. A pathway leads to the recessed entrance framed by decorative masonry, where an original-style front door opens into a welcoming reception hall that perfectly introduces the character and scale found throughout the property.

### **Entrance Hall**

An impressive central hallway creates a wonderful first impression with its generous proportions, high ceilings and elegant period detailing. The impressive staircase rises to the first floor while doors lead to the principal reception rooms and kitchen/diner, establishing a natural flow through the home.

### **Sitting Room**

A beautiful bay-fronted room, the sitting room is a wonderfully elegant reception space, arranged around a majestic open fireplace. High ceilings and period detailing enhance the sense of grandeur, while the large bay window fills the room with natural light and provides attractive views over the front garden.

### **Lounge**

The lounge is a superbly proportioned room centred around a magnificent original fireplace, now complemented by a contemporary wood-burning stove. This inviting space effortlessly combines period character with modern comfort and benefits from a lovely outlook towards the front garden through a large box-bay window. Glazed double doors connect with the dining space to create a wonderful flowing layout.



### **Dining Room**

The dining room creates an impressive entertaining space capable of accommodating larger gatherings with ease. A chimney breast is home to a woodburning stove which adds character, and French doors provide a direct connection to the garden, allowing indoor and outdoor living to merge effortlessly during the warmer months. Open plan to the kitchen/breakfast room, the dining room is filled with light and forms part of an exceptionally impressive space.

### **Kitchen/Breakfast Room**

Beautifully designed and exceptionally spacious, the kitchen and breakfast room forms the heart of the home. A comprehensive range of cabinetry provides excellent storage, complemented by generous worktop space and integrated appliances, and there is plenty of room for informal dining. The neutral styling and quality finishes create a timeless feel, while the open layout makes it perfectly suited to modern family life and entertaining. A door leads to the side path, and there is a useful walk-in pantry. Double doors open to the sunroom.

### **Sunroom**

Located beyond the kitchen, the sunroom offers a versatile additional living area flooded with natural light. Ideal as a reading room, garden room or relaxed seating area, it provides a pleasant outlook over the rear garden.

### **Utility/Plant Room**

Practical ancillary spaces include a useful utility area and separate plant room, providing additional storage and helping keep the main living areas uncluttered. There is pre-installed plumbing to accept a washing machine.

### **Cloakroom**

Conveniently positioned on the ground floor, tucked away under the stairs, the cloakroom serves guests and day-to-day family living.

### **Split-Level First-Floor Landing**

An enchanting turning staircase leads up to the split-level landing, featuring a beautifully handcrafted hardwood dancing handrail. The lower level of the landing provides access to the family bathroom, with the upper level leading to all four bedrooms, continuing the elegant proportions and character evident throughout the property.

### **Principal Bedroom**

Occupying a bright, front-facing position, the principal bedroom is a wonderfully generous double room featuring impressive proportions and excellent natural light. The room benefits from a stylish ensuite shower room and enjoys views towards the front of the property.

### **Ensuite Shower Room**

Beautifully appointed with contemporary fittings and finished in a clean, neutral style, providing a luxurious private facility for the principal bedroom.

### **Bedroom Two**

Another substantial double bedroom enjoying the character and scale expected of a home from this era. A charming bay window enhances the room while providing excellent natural light, and a door leads to an ensuite shower room.

### **Ensuite Shower Room**

Serving the second bedroom, this well-appointed en-suite offers modern convenience and flexibility for family living.

### **Bedroom Three**

A spacious double bedroom positioned to the rear of the property with ample space for bedroom furniture and a pleasant outlook over the garden.

### **Bedroom Four**

A further comfortable double bedroom, ideal for guests, children, or as a home office if required.



### **Family Bathroom**

Finished to a high standard, complete with characterful wood panelling, the family bathroom provides a stylish suite including a freestanding bath and fabulous heritage style sanitaryware, perfectly positioned to serve the remaining bedrooms.

### **Outside**

To the front, the landscaped approach complements the property's impressive architecture, creating an attractive and welcoming setting that enhances its considerable kerb appeal. To the rear, the garden has been thoughtfully designed to provide an attractive yet low-maintenance outdoor environment. A paved terrace immediately outside the house creates the perfect setting for outdoor dining and entertaining, while the remainder of the garden is predominantly laid to decorative shingle, bordered by mature planting and established trees. Fully enclosed and enjoying a sunny aspect, the garden offers privacy and practicality with ample space for relaxing, gardening or family enjoyment.

### **In Summary**

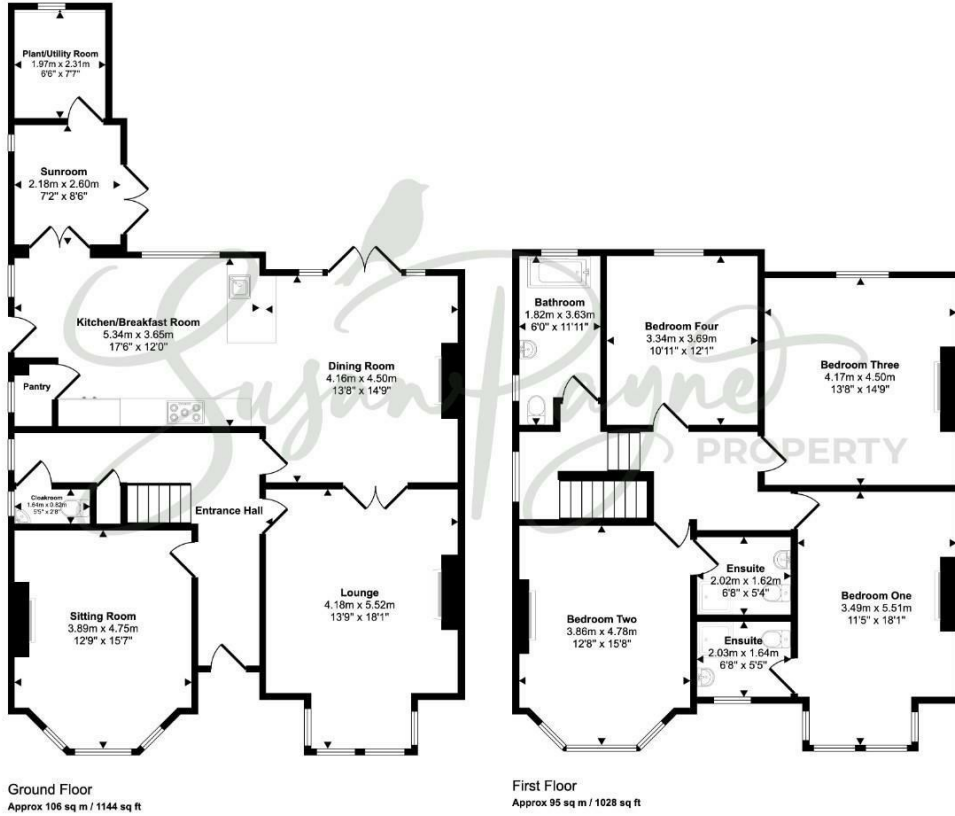
Combining the elegance and craftsmanship of a distinguished period home with the comfort and practicality of contemporary living, 100 Station Avenue presents a rare opportunity to acquire a substantial residence in one of Sandown's most convenient and sought-after locations. Beautifully renovated throughout, the property offers exceptional accommodation, stunning original features, versatile living spaces and a delightful low-maintenance garden, all within easy reach of the beach, town centre and transport links. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

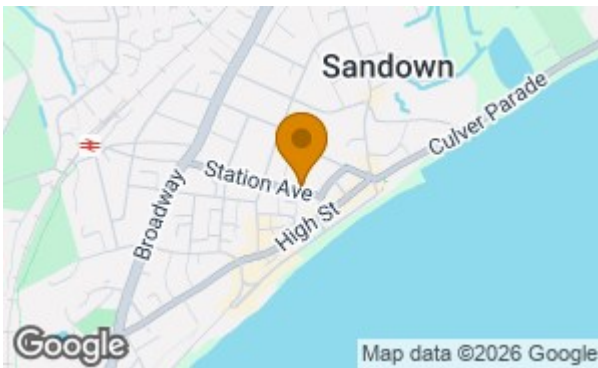
Tenure: Freehold | Council Tax Band: D (Approx £2632.52 for 2026/27) | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area  
202 sq m / 2171 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	45	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Agent Notes:**

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