

McCarthy  
& BOOKER



Apartment 4 Breakwaters, 1 Breakwater Way Culver Parade,  
**Guide Price £275,000**



Breakwaters is a striking new development offering an exclusive collection of apartments, townhouses and rooftop penthouses, perfectly positioned in the heart of Sandown Bay. Designed with modern coastal living in mind, each home combines contemporary style, high-end finishes, and private outdoor spaces, creating a rare opportunity to own a premium property by the sea.

## Breakwaters - Exclusive Coastal Living in Sandown

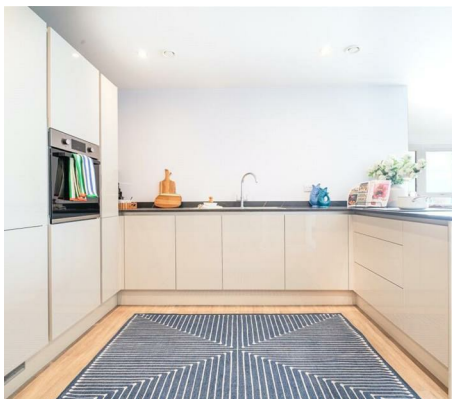
Welcome to Breakwaters, an exceptional new development that redefines coastal living with a collection of luxury apartments, elegant townhouses, and sophisticated rooftop penthouses. Nestled in the heart of Sandown Bay, this exclusive address combines contemporary design, high-end specification, and an enviable location - all crafted by reputable local developers renowned for their commitment to quality.

Every home within Breakwaters has been thoughtfully designed to offer comfort, style, and practicality. From the moment you step inside, you'll appreciate the sleek interiors and open-plan layouts, enhanced by underfloor heating and floods of natural light through full-height glazing. Private balconies extend your living space outdoors, providing the perfect spot to unwind with coastal views.

The kitchen areas are fully integrated with modern appliances, seamlessly blending functionality and design, while the stylish bathrooms and en-suites are finished to the highest standard. Two double bedrooms ensure ample space for family or guests, with the principal bedroom featuring an elegant en-suite and its own balcony.

Breakwaters has been designed with convenience and security in mind, offering allocated parking, a secure video entry system, lift access to all floors, as well as cycle and bin stores. This development is holiday-let friendly, pet friendly, and comes complete with a Q Assure 10-Year Building Warranty, providing total peace of mind for owners and investors alike. This is a rare opportunity to secure a beautiful new home or investment in one of the island's most beautiful bay locations.

## Apartment 4 Breakwaters, 1 Breakwater Way Culver Parade, Guide Price **£275,000**



### Rooms & Measurements

Apartment 4 fronts onto Fort Street and is a first floor 2 bedroom apartment with 2 Juliet balconies.

Hallway

Living/Dining Room

2.95m x 5.4m

Kitchen Area

2.74m x 3.8m

Main Balcony

Bedroom 1

3.8m x 3.4m

Ensuite Shower Room

Balcony

Bedroom 2

3.7m x 3.2m

Bathroom

### Additional Information

Leasehold: 999 years from completion

Ground Rent: £50 per annum | Service Charge: £1,393.51 per annum

Holiday lets permitted

Pets permitted

10-Year Building Warranty

### More reasons to buy at Breakwaters..

Secure video entry system with automated doors.

TWO lifts and staircases to all floors.

Allocated parking.

All apartments enjoy sea or countryside views.

Pets welcome!

Luxury Kitchens with built in appliances.

Contemporary bathrooms & ensuites

Energy efficient underfloor heating via heat pump.

Low annual service charge.

999 year lease.

Ability to holiday or residential let.

A1 rated EWS1 build with integrated sprinkler system for peace of mind.

Integrated building management system offering 24hour monitoring.

Q Assure 10 year warranty.

Refuse and large bicycle store.



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

