

SPENCE WILLARD



6 Royal Cliff Apartments, Ground Floor, Grange
Road, Sandown, Isle of Wight, PO36 8FB

A beautifully presented garden 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 ground floor garden apartment consisting of open plan kitchen/living room with direct access to the private and communal gardens and excellent sea views beyond. Two double bedrooms enjoy a rear aspect and the principal bedroom has a luxurious ensuite shower room and a further family bathroom has a large bath with shower over.

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 there which opens onto a large private garden and terrace and communal gardens. 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

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 and 2

Carpeted floors and window overlooking the rear aspect with window overlooking the rear aspect. Bedroom 1 is a substantial double room with built in wardrobes and an ensuite shower room 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.

Holiday Let Income

Gross projected income in year 1 up to £21,205 and rising to £23,211 in year 3.

Tenure

Leasehold - with the balance of a 125 year lease from 2020.

A managing agent maintains the development, communal areas and lifts with an annual service charge (2026) of £2,503.27

Sinking fund (2026) - £680.40

Postcode

PO36 8FB

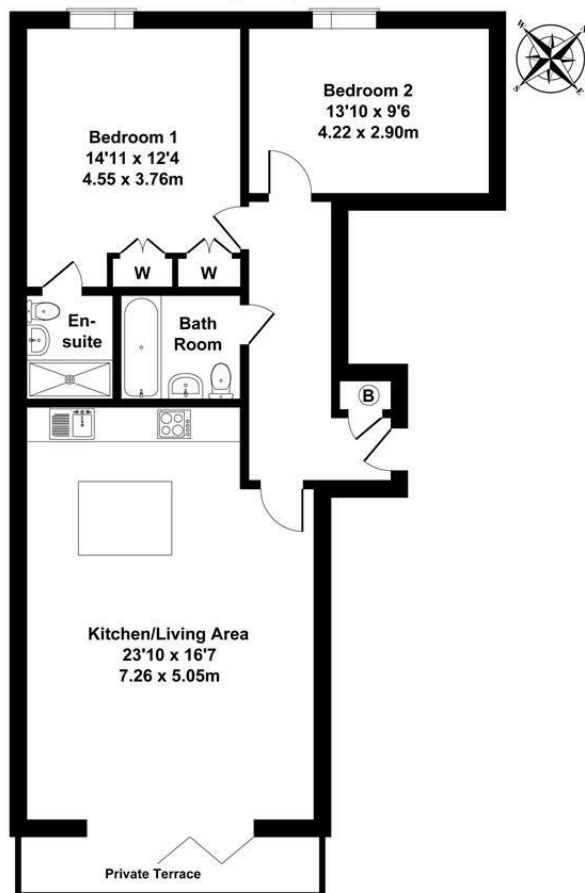
Viewings

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



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Approximate Gross Internal Area
869 sq ft - 81 sq m

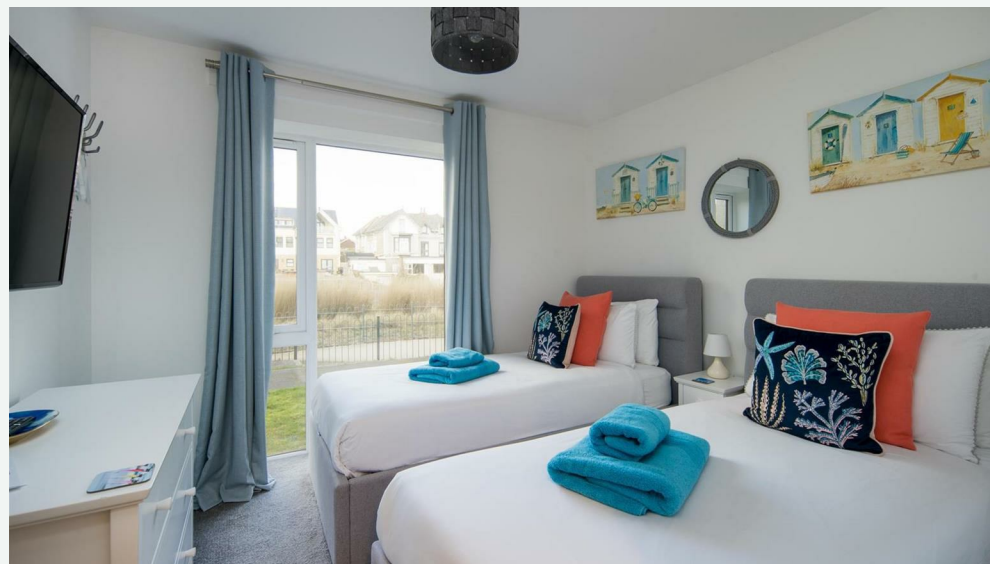


GROUND FLOOR

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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