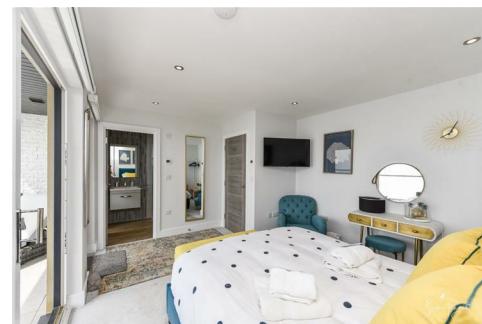


Horizon House

35c Culver Parade, Sandown, PO36 8AT

£725,000
FREEHOLD



Presenting a luxurious seaside lifestyle opportunity, this recently built, five-bedroom beachfront townhouse commands panoramic sea views and is just a stone's throw away from golden sandy beaches.

- Recently built, luxurious beachfront townhouse
- Panoramic sea views and beaches on the doorstep
- Beautifully arranged over three floors
- Four balconies with sea views from the front
- Stone's throw from beachside eateries and the High Street
- Five double bedrooms - three with an en-suite
- Exquisite, high quality interiors
- Spacious open plan living accommodation
- Private driveway parking and a garage
- **Offered for a chain free sale**

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

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Boasting a prime beachfront position by the award-winning golden beaches of Sandown Bay, Horizon House offers a fantastic opportunity for anyone wishing to own a slice of seaside life in this popular coastal town. Forming part of the luxurious Breakwaters development, this superbly finished townhouse offers an abundance of accommodation arranged over three floors and is presented in pristine condition throughout with high quality, contemporary finishes. Several balconies provide private outdoor spaces to relax and enjoy the fresh coastal air, and fantastic panoramic sea views from an open plan living space as well as the top floor principal bedroom. To the rear of the property, the property comes complete with an integral garage and a driveway alongside a low-maintenance rear garden area.

Warmed by cosy underfloor heating throughout, the accommodation in this attractive property is beautifully arranged over three floors with a lower ground floor entrance hall providing a convenient rear entrance from the driveway. With the main entrance door to the front of the home, the ground floor space has a spacious hallway leading to three of the double bedrooms (one with an en-suite), a handy utility room, and a generous family bathroom. Continuing to the first floor, an open plan living space provides expansive, free-flowing accommodation with a lounge area overlooking the sea, a dining area and a contemporary kitchen with integrated appliances. On the second floor is a principal bedroom with a spectacular sea view balcony plus an en-suite, and a further double bedroom, also with an en-suite.

A truly stunning seaside location, Horizon House enjoys award-winning golden beaches just a stone's throw away, panoramic sea views, magnificent coastal walks, and plenty of local amenities in the nearby town centre. Offering a fantastic coastal lifestyle, the seafront presents plenty of beachfront eateries where you can sit and admire the magnificent far reaching sea views over the bay, and there is a whole host of seafront entertainment such as the world-famous Isle of Wight Zoo, and the popular Sandham Gardens offering a wide range of exciting family activities. For those who like to keep active, Sandown Bay is also a very popular spot for watersports and the Heights Leisure Centre is just a 15-minute walk from the property.

Welcome to Horizon House, 35c Culver Parade

Forming part of an exclusive development of luxury townhouses, apartments, and penthouses, Horizon House is situated in a mid-terraced position with light stone brickwork and two balconies on the first and second floor. This contemporary townhouse is surrounded by a low stone wall with decorative iron railings and a coordinating entrance gate opening to a small paved patio alongside a seaside-themed pebble area. A dark blue composite front entrance door sheltered by a large open porch opens to an entrance hall.

Entrance Hall

extending to 20'0 (extending to 6.10m)

Upon stepping through the entrance door, you are greeted by a spacious and stylishly presented hallway with crisp white walls, grey wood-effect internal doors, and recessed downlights; all of which continue throughout the home to provide stylish continuity. A cosy grey carpet flows to each of the bedrooms on this level and proceeds to a staircase with a glass balustrade ascending to the first floor. The entrance hall also provides the benefit of a large cloak cupboard with double doors.

Bedroom Five

13'10 x 9'08 (4.22m x 2.95m)

Located to the front of the home, this carpeted bedroom is a double size and features opaque glazed dual aspect windows to the front and side aspect allowing for plenty of natural light and privacy. Above the position of the bed are two chic light bulb fixtures.

Utility Room

Providing a separate space for laundry tasks, this convenient space is fitted with dark midnight blue cabinets with space to position two appliances and a light countertop with a stainless steel sink and drainer. Benefiting from an extractor fan, this room is finished with an oak-style vinyl floor and white splashback tiles above the countertop.

Family Bathroom

Beautifully finished with a vinyl wood-effect floor and attractive stone-effect wall tiling, this well-presented bathroom provides the best of both worlds with a panel bath and a separate double-sized shower cubicle complete with a rainfall shower fixture. There is a dual flush w.c. and a wall-mounted vanity hand basin with an illuminated wall mirror above as well a shaver socket. This stylish bathroom also includes a chrome heated towel rail and an extractor fan.

Bedroom Four

15'09 x 9'09 (4.80m x 2.97m)

This carpeted bedroom features a full-length window to the rear aspect and offers a further double size.

Bedroom Three

Boasting an en-suite shower room, this double bedroom is carpeted and features a set of tilt & turn glazed doors opening to a rear balcony.

En-suite Shower Room

Presented with a beautiful mix of neutral stone-effect wall tiling and oak-style vinyl flooring, this en-suite provides a shower cubicle with a rainfall fixture, a contemporary wall-mounted vanity basin with an illuminated mirror over, and a matching dual flush w.c. The room also benefits from an extractor fan, a shaver socket, and a chrome heated towel rail.

First Floor

A staircase from the entrance hallway leads to the first floor landing space which effortlessly continues to a further staircase to the second floor. A set of double doors reveal the open plan living space of this beautiful property.

Lounge-Diner-Kitchen

32'0 x 19'10 max (9.75m x 6.05m max)

Filled with an abundance of natural light, this generous living accommodation spans the entire depth of the property and provides a sociable open plan layout and practical family space finished with luxurious oak-style flooring. Upon entering the room your eyes are immediately drawn to the breathtaking sea views via wide sliding glazed doors to the balcony where you can spend hours watching seaside life go by. This stunning room is truly the heart of the home and offers the versatility to arrange a comfortable lounge area with dual aspect windows and a dining area with an additional balcony to the rear via sliding glazed doors.

Tucked away to the rear corner of the room, adjacent to the dining area, the ample kitchen space has a contemporary style with a range of dark midnight blue cabinets including an integrated dishwasher and a full-height fridge plus a separate full-height freezer. With white splashback tiling, a light marble-effect countertop incorporates an inset stainless steel sink, and a gas hob with a concealed extractor fan and lighting above. There is also an integrated electric oven complete with a microwave above. The cabinets provide a good mix of cupboards and deep pan drawers, and there is also a coordinating breakfast bar with stylish, multi-pendant bulb lighting above. The kitchen area also benefits from a full-length window to the rear.

Second Floor

The second floor level continues with the fresh white wall decor and cosy grey carpet on a landing space and into two double bedrooms.

Principal Bedroom

14'01 max x 11'0 (4.29m max x 3.35m)

This dreamy, spacious room enjoys the sights and sounds of the sea to wake up to every morning with its expanse of glazed doors stepping out to a generous glass balcony overlooking the sea. This carpeted, double sized bedroom is bathed in natural light and also enjoys an en-suite shower room.

En-suite Shower Room

Replicating the stylish tiling and flooring as seen in previous bathrooms, this beautiful shower room provides a shower cubicle with a rainfall fixture, a dual flush w.c, and a wall-mounted vanity hand basin. Above the hand basin is a handy shaver socket and an extendable round vanity mirror in addition to a large illuminated mirror. The room also has an extractor fan and a slim vertical window to the front with opaque glazing for privacy.

Bedroom Two

14'11 max x 14'01 max (4.55m max x 4.29m max)

Again, filled with natural light, this bedroom is a further spacious double size benefitting from glazed doors leading to a large rear balcony with plenty of room for outdoor seating. This room also boasts an en-suite shower room.

En-suite Shower Room

Again, providing stylish continuity with stone-effect tiling and oak-style flooring, this well-presented en-suite benefits from a modern suite comprising a dual flush w.c. and a wall-mounted vanity hand basin with a shaver socket plus an illuminated mirror. Also located here is a chrome heated towel and an extractor fan.

Outside and Parking

To the rear of the property, Horizon House includes a private block paved driveway for two vehicles which benefits from an electric car charging point and leads to an integral garage with an electric door.

A total of four balconies provide peaceful outdoor spots to relax and escape the hustle and bustle of the seaside. Additionally, there is a low-maintenance, small garden area running alongside the driveway.

Presented in pristine, good-as-new condition, Horizon House offers a highly desirable seaside lifestyle for the whole family and provides a fantastic opportunity to own a luxurious home in a prime beachfront location which could also provide huge potential as a rewarding holiday let investment. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

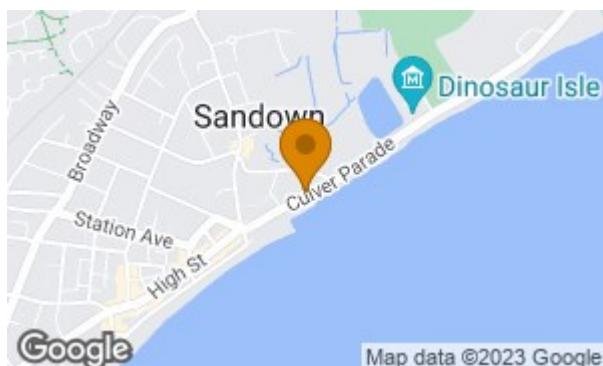
Tenure: Freehold

Council Tax Band: TBC

There is an Estate Charge of approximately £140 per annum

Services: Gas Central Heating, Electricity, Mains Water and Drainage

All furniture and contents may be available by separate negotiation



Map data ©2023 Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

Agent Notes:

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