

49 Napoleons Landing

The Esplanade, Sandown, Isle of Wight PO36 8JS

£300,000
LEASEHOLD



Presenting an enviable coastal lifestyle opportunity, this modern beachfront apartment is light and bright throughout and commands spectacular, panoramic sea views with balconies on two aspects.

- Stylish purpose-built apartment building with lift
- Two double bedrooms and two bathrooms
- Three, delightful sunny balconies on two aspects
- Intercom security entry system and a lift to all floors
- Easy access to the stunning coastal path network
- Presented in excellent order throughout
- Glorious uninterrupted sea, beach and cliff views
- Gated, covered parking garage with a private space
- Beach amenities and the high street are on the doorstep
- Offered for sale chain free and ready to move into

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

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Making the most of a prime position overlooking the award-winning golden beaches of Sandown Bay, this spacious apartment is situated on the south-west corner of the third floor of the iconic Napoleons Landing building, which was constructed at the turn of the 21st Century. Number 49 has twin aspect glazing and three balconies, which combine with fresh white décor throughout to create a bright ambience with an abundance of glorious coastal light. Accommodation comprises a communal hall, with a lift to the third-floor communal landing, an entrance hall, a spacious lounge/diner with a balcony, a kitchen with a balcony, two double bedrooms, with the primary suite benefitting from an ensuite and a balcony, and a family bathroom. The building also features covered, gated parking with a traffic light entry system and a bin storage area.

Located on the sought-after esplanade, Napoleons Landing is perfectly positioned to take full advantage of the fabulous, panoramic views across the bay and provides easy access to the beach and seafront cafes, yet is within short walking distance of the town. The town centre has a range of shops and restaurants, and excellent Island wide transport links are very close by including bus and direct train links to Ryde and its mainland ferries. A network of coastal footpaths are to be found moments from the apartment, extending to Shanklin in one direction and to Yaverland and on to the iconic white cliffs of Culver in the other direction.

Welcome to 49 Napoleons Landing

From the stunning esplanade, a nautically inspired hardwood front door leads into a smart communal entrance hall, with a lift providing access to all floors. On the third floor, a well-presented communal landing gives access to number 49.

Entrance Hall

The freshly decorated white décor, and light, bright ambience starts in the entrance hall and flows throughout the apartment. There is a secure entry phone system, and doors lead to the lounge/diner, both bedrooms and to the family bathroom.

Lounge/Diner

17'4" max x 14'4" (5.29m max x 4.37m)

A light and spacious room, maximising the views and with plenty of room for dining and lounge furniture. This generous living area has large sliding doors which open onto a private balcony, offering magnificent sea views of Sandown Bay, from Culver Cliff to Dunnose Point and providing a wonderful outside seating or dining area. The lounge flows seamlessly into the kitchen/dining area, ideal for modern living.

Kitchen

10'6" x 9'10" (3.22m x 3.00m)

The kitchen comprises a range of white matching wall and base units, complemented with tiled splashbacks and a neutral worktop which includes a 1.5 bowl single drainer sink, set beneath a window with further magnificent views. There is a built-in electric oven, gas hob with extractor over, plus there is also an airing cupboard housing the gas combination boiler. A further balcony is accessed from the kitchen, offering additional beach and sea views.

Bedroom One

13'4" x 9'10" (4.07m x 3.01m)

A bright and airy primary bedroom which is well-proportioned and light, and features a glazed door leading to a private balcony with breathtaking sea views towards Shanklin. A door gives access to an ensuite shower room.

Ensuite

7'7" x 4'0" (2.33m x 1.23m)

This modern ensuite shower room has fully tiled walls over a wood-finish floor, and features a corner shower, pedestal basin with a mirror and lighting over, a low-level WC and a heated towel rail.



Bedroom Two

9'6" x 8'10" (2.91m x 2.70m)

A second good-size bedroom with a with a large window, which perfectly frames a lovely view across the beach and sea towards Shanklin.

Family Bathroom

7'3" x 5'7" (2.21m x 1.71m)

The family bathroom is fitted with a white suite comprising a panelled bath with a shower attachment and screen, pedestal wash basin, and low flush WC. There is also a heated towel rail, shaver socket, extractor fan, and a mirror with lighting. The room is fully tiled, with a frosted glass window providing natural light.

Parking

The apartment benefits from an allocated, numbered undercover parking space, securely located on the first floor of the building, with traffic light access control. A hall from the parking floor gives access to the lift, providing convenient access to the property.

49 Napoleons Landing presents an enviable opportunity to purchase a well-presented apartment, offering all the benefits of coastal living, set in a modern building in a peaceful yet vibrant waterfront location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: 850 years from 1st October 1998 (824 years remaining)

Maintenance Charge: Approx. £1500 per annum (water is included)

Council Tax Band: C (Approx. £2,209.33 for 2024/25)

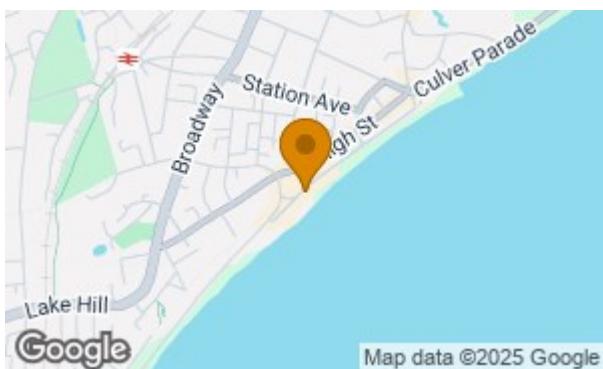
Services: Mains water, gas, electricity and drainage

Approx Gross Internal Area
74 sq m / 797 sq ft



Third Floor

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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		

Agent Notes:

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