



# 11 Parkside Apartments

Grange Road, Sandown, Isle of Wight PO36 8NE



**£350,000**  
LEASEHOLD



Situated in a highly convenient location, this wonderful two-bedroom apartment offers modern living, two bathrooms, and allocated parking within a stylish coastal development overlooking the sea.

- Spacious second floor apartment
- Stunning sea views across the English Channel
- Open-plan living space
- Convenient location for the beach and amenities
- Short walk to expansive sandy beaches
- Two double bedrooms
- Fantastic balcony space with views
- Modern and beautifully presented
- Allocated parking space
- Offered for sale chain free

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

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Completed in 2017 and situated within an elevated position with views across Sandown Bay to the white cliffs of Culver, this beautiful apartment benefits from a second-floor position with sea views to the front aspect. Perfectly designed to offer spacious accommodation, this contemporary apartment boasts an exquisite open-plan living environment on the second floor complete with an attractive decked balcony enjoying fabulous views towards the sea. Filled with an abundance of natural light from glazed bifold doors to the balcony, the sociable living area comes complete with a stylish fitted kitchen benefiting from integrated appliances and there is plenty of space to arrange a dining spot and a comfortable lounge area. The accommodation comprises an entrance hall leading to the open plan living dining and kitchen as well as leading to the bathroom, and two bedrooms (one with an en-suite).

The property is set in a stunning coastal location with the award-winning golden beaches of Sandown Bay located just a short stroll away, offering plenty of seafront activities to enjoy. Providing a convenient lifestyle, Sandown High Street is located on the doorstep and offers a range of great shops, convenience stores, cafes and restaurants. There are plenty of watersports available in the bay and The Heights Leisure Centre is just a few minutes walk away which offers fitness classes and a gym, a large swimming pool and a health suite. Sandown is served by Southern Vectis bus routes 2, 3 and 8 providing direct services to Bembridge, Newport, Ryde, Shanklin and Ventnor. Sandown train station is also located within a 15-minute walk from the property providing a direct connection to high-speed foot passenger ferry services from Ryde to the mainland. Additionally, the Fishbourne to Portsmouth car ferry service can be reached within a 30-minute drive.

### **Welcome to 11 Parkside Apartments**

The property is situated in a tucked away position and accessed via security gates from Grange Road into a private car park with allocated parking. A secure door opens into the communal area which leads to the stairwell and the lift up to the second floor and to apartment 11.

#### **Entrance Hall**

*extending to 11'0" (extending to 3.36m)*

The front door opens into a hallway which provides access to each of the rooms. The wooden flooring from here flows through most of the apartment with the added benefit of underfloor heating.

#### **Open Plan Living Dining Room**

*19'11" x 13'3" (6.08m x 4.05)*

Flooded with natural light from the large window to the front and the bifold doors to the side aspect, this fantastic room offers ample space for lounging and dining furniture, plus it opens into a lovely kitchen space. The bifold doors open straight out onto a balcony with the most amazing, far reaching, sea views and brings a wonderful inside/outside feeling to the room. The window and bifold doors feature an electric blind system.

#### **Kitchen**

*10'7" x 5'8" (3.25m x 1.74m)*

Open with the living dining room, this delightful kitchen offers a range of base and wall cabinets with a wooden worktop which integrates an undermounted sink and drainer. The cabinets integrate a range of high spec appliances including an electric oven, electric cooker with a cooker hood over, a slimline dishwasher, a fridge freezer, and a washer dryer.

#### **Bedroom One**

*17'3" max x 13'3" (5.28m max x 4.06m)*

Generously proportioned and flooded with natural light, this room benefits from a fitted wardrobe and an en-suite shower room. A window to the rear and bifold doors to the side allow plenty of light within the space and offers an inside/outside space and views to the front. The bifold doors are fitted with electric blinds.



### **En-Suite Shower Room**

*6'9" x 6'2" (2.07m x 1.88m)*

Fully equipped with a wall mounted vanity hand basin, a w.c, and a corner shower unit, this fantastic en-suite is neutrally tiled on the wall and floor, plus it is naturally lit by two floor to ceiling obscure glazed windows to the side.

### **Bedroom Two**

*12'3" x 12'1" max (3.74m x 3.69m max)*

Currently set up as an additional snug, this double bedroom offers a window to the rear and fitted wardrobes.

### **Bathroom**

*7'1" x 5'5" (2.17m x 1.66m)*

Beautifully finished with neutral floor and wall tiles, matching the en-suite shower room, this lovely family bathroom comprises a bath with a shower over, a w.c, and a vanity hand basin. The bathroom also benefits from an inset mirror with lighting and an extractor fan.

### **Balcony**

Stretching the length of the apartment, to the side, this balcony offers a private outdoor space, ideal for dining al fresco style, or to enjoy the sunshine with a good book.

### **Communal Grounds**

Accessed from the lower ground floor of the building is a communal grassed area to the front with stunning views over Sandown Bay. There is a secure gate from here out to the 'Cliff Path' that runs along the coast from Sandown to Shanklin.

11 Parkside Apartments presents a fantastic opportunity to acquire a two-bedroom, two-bathroom, second floor apartment with stunning sea views. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Leasehold

Lease Term: 999 years from 31st July 2017 (992 years remaining)

Service Charge: approx. £2,330 pa (2024/2025)

Ground Rent: approx. £341pa (2024/2025)

Council Tax Band: C (approx. £2,209.33 pa - Isle of Wight Council 2024/2025)

Services: mains water, drainage, and electricity (electric central heating, underfloor heating)

Pets: Pets allowed with permission

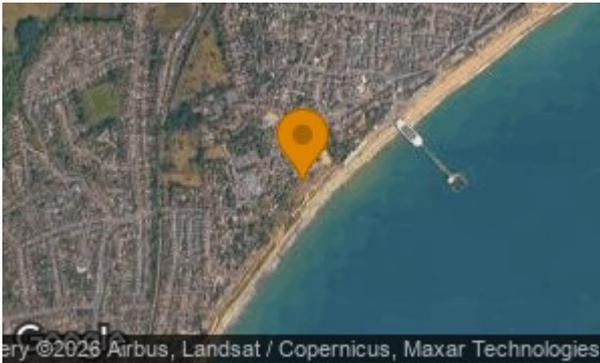


**GROUND FLOOR**  
 808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

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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