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wright  
estate agency



- SUPERB First Floor Apartment
- Fully Integrated Kitchen
- Short Walk to Town Centre
- 2 Double Bedrooms (1 En Suite)
- Large Private Balcony
- Lift to all Floors
- Fantastic Sea Views
- Envious Seafront Location
- CHAIN FREE

45 Napoleons Landing Esplanade, Sandown, PO36 8JS

**£240,000**



Located in the popular seaside town of Sandown, this SUPERB purpose built first-floor apartment offers breathtaking sea views. With two well-proportioned bedrooms, this property is a perfect full-time home, or holiday retreat by the sea.

The apartment features a welcoming living room and separate kitchen/diner, providing a comfortable space for relaxation and entertaining. The bathroom and en suite add a touch of convenience, ensuring that both residents and guests can enjoy their privacy.

The stunning vistas of the sea create a tranquil atmosphere, making it an ideal spot for unwinding after a long day. Imagine sipping your morning coffee while gazing out at the waves or enjoying a sunset from the comfort of your own home.

Located in Sandown, you will find yourself within easy reach of local amenities, beautiful beaches, and delightful coastal walks. This property not only offers a lovely living space but also the opportunity to embrace a lifestyle filled with the beauty of nature and the charm of seaside living.



## Accommodation

**Communal Entrance**

**First Floor Landing**

**Private Entrance Hallway**

**Kitchen/Dining Room**

14'7 x 9'8 (4.45m x 2.95m)

**Lounge**

14' x 13' max (4.27m x 3.96m max)

**Balcony**

**Bedroom 1**

13'3 x 10'7 max (4.04m x 3.23m max)

**En Suite**

**Bedroom 2**

9'7 plus recess x 9'1 (2.92m plus recess x 2.77m)

**Bathroom**

**Lease Information**

Service Charge: £2083.30 (including water)

Ground Rent: N/A

Lease Length: 822

Pets are not permitted.

Holiday letting & long term letting are permitted.





Services

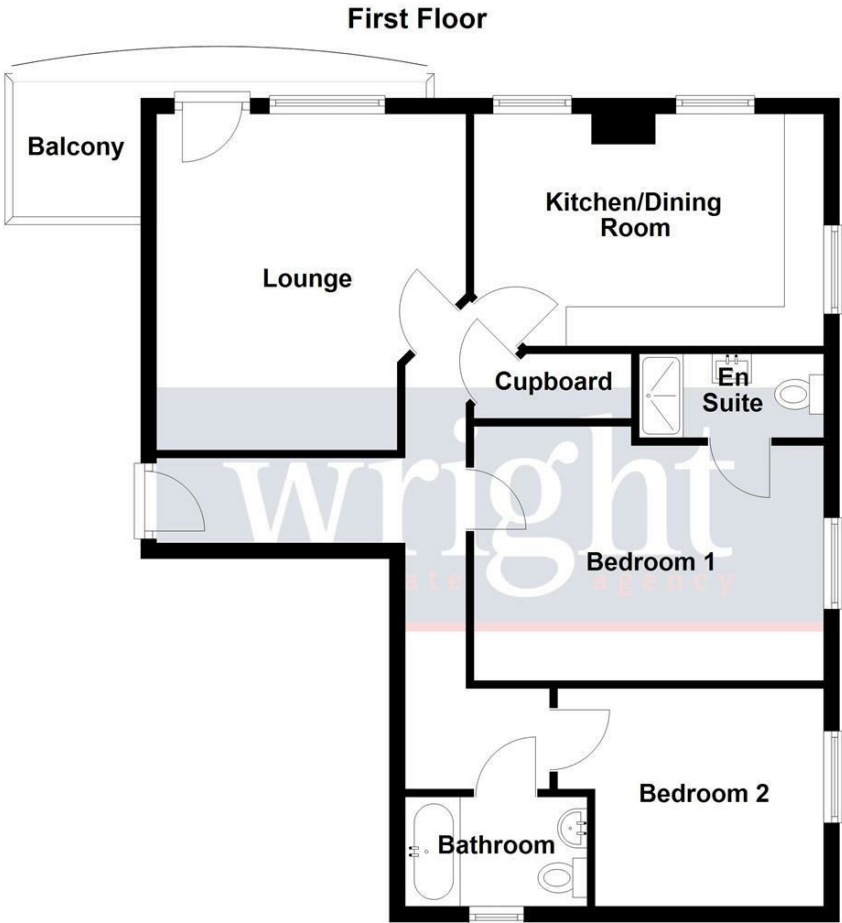
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band C - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



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	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing:      Date .....      Time .....

