



Apartment 7 Breakwaters, Culver Parade, Sandown, Isle of Wight,
Guide Price



Stunning seafront apartment with panoramic views across Sandown Bay. This beautifully finished 2-bedroom apartment features a principal en-suite, stylish open-plan living space with wraparound balcony, modern kitchen, underfloor heating, allocated parking and lift access. Holiday lets permitted with strong income potential.

Breakwaters - Apartment 7, Sandown Seafront

Discover unparalleled coastal luxury at Breakwaters, a landmark development of elegant apartments, townhouses and penthouses set directly upon Sandown's golden seafront. This exceptional collection combines contemporary architecture with timeless seaside charm, offering panoramic views, award-winning beaches and a lifestyle defined by sea, sky and sophistication.

Apartment 7 occupies a prime position on the second floor, with lift and stair access rising from the secure rear entrance. Its commanding, sea-facing outlook stretches across Sandown Bay, eastwards to Culver Cliffs and south towards Shanklin and Luccombe Cliffs - a spectacular, ever-changing coastal panorama.

The apartment offers two beautifully appointed bedrooms, including a principal suite with its own balcony and en-suite shower room, alongside a family bathroom. At its heart lies a superb open-plan kitchen, dining and living space, opening onto a striking wraparound balcony - the perfect setting to soak in the unrivalled sea views.

Finished to a high specification throughout, the property features:

Underfloor heating via air-sourced heat pump

Fully integrated modern kitchen

Secure video entry system

Allocated parking

Lift access to all floors

This is a rare opportunity to secure a luxury seafront residence in one of the Isle of Wight's most desirable coastal locations - ideal as a home, second home, or premium holiday let.

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Approximate Room Sizes

Kitchen Area: 3.76m x 4.3m

Open Plan Living/Dining Room: 3.4m x 5.7m

Bedroom 1: 3.9m x 3.3m (with en-suite & balcony)

Bedroom 2: 5.2m max x 3.3m max

Additional information

Leasehold: 999 years from completion

Ground Rent: £50 per annum | Service Charge: £1,393.51 per annum

Holiday lets permitted

Pets permitted

10-Year Building Warranty

MORE reasons to buy at Breakwaters...

Secure video entry system with automated doors.

TWO lifts and staircases to all floors.

Allocated parking.

All apartments enjoy sea or countryside views.

Pets welcome!

Luxury Kitchens with built in appliances.

Contemporary bathrooms & en-suites

Energy efficient underfloor heating via heat pump.

Low annual service charge.

999 year lease.

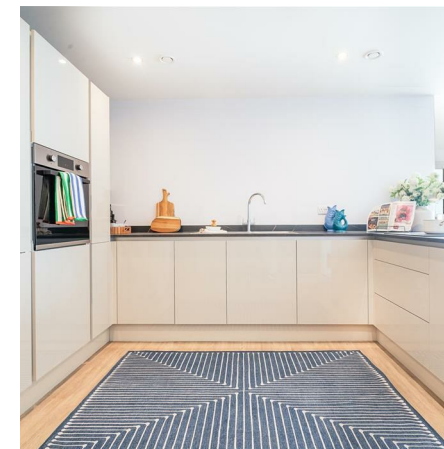
Ability to holiday or residential let.

A1 rated EWS1 build with integrated sprinkler system for peace of mind.

Integrated building management system offering 24hour monitoring.

Q Assure 10 year warranty.

Refuse and large bicycle store.



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

