



£220,000

33 NAPOLEONS LANDING, ESPLANADE , SANDOWN, ISLE OF WIGHT

Hose  
Rhodes  
Dickson





£220,000

## 33 NAPOLEONS LANDING, ESPLANADE , SANDOWN, ISLE OF WIGHT, PO36 8JS

- Stunning Panoramic Sea Views
- Two Bedrooms
- Master Ensuite Shower Room
- Secure Off-Road Parking
- Sea Facing Balcony
- CHAIN FREE



An exciting opportunity to own a seaside apartment and the potential to receiving a healthy rental yield if purchased as a holiday home. This apartment boasts stunning panoramic views across Culver Cliff, Sandown Bay and Shanklin Beach. This spacious and luxurious apartment filled with natural light with the added benefit of secure garaged off-road parking.

The open plan living area provides a wonderful entertaining space which gives access to the private balcony with boasts stunning panoramic uninterrupted sea views. Large fully fitted kitchen diner, two double bedrooms with master ensuite and modern family bathroom.

The apartment is in very good decorative order throughout and is conveniently situated with direct access onto the seafront and neighbouring town with a variety of local shops and amenities.

Please contact the office on 01983 866000 to discuss this investment opportunity further.



### ENTRANCE HALL

**KITCHEN** 10' 5" x 8' 9" (3.18m x 2.67m)

**LOUNGE** 16' 0" x 12' 3" (4.88m x 3.73m)

**BALCONY** 10' 11" x 3' 2" (3.33m x 0.97m)

**BEDROOM ONE** 13' 5" x 9' 0" (4.09m x 2.74m)

**ENSUITE SHOWER ROOM** 6' 7" x 3' 10" (2.01m x 1.17m)

**BEDROOM TWO** 9' 9" x 8' 7" (2.97m x 2.62m)

**BATHROOM** 8' 5" x 5' 8" (2.57m x 1.73m)

**Council Tax Band:** C

**LEASE** Ground rent £0  
Service charge £1750  
125 years

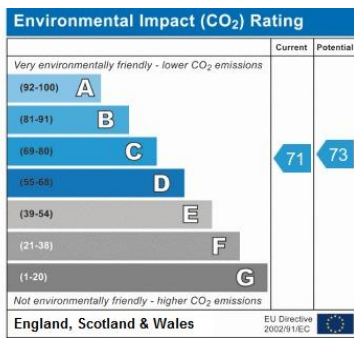
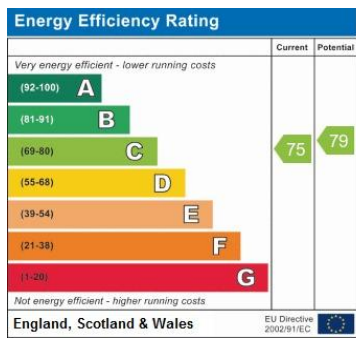
### ADDITIONAL INFORMATION

Allocated parking for one car.

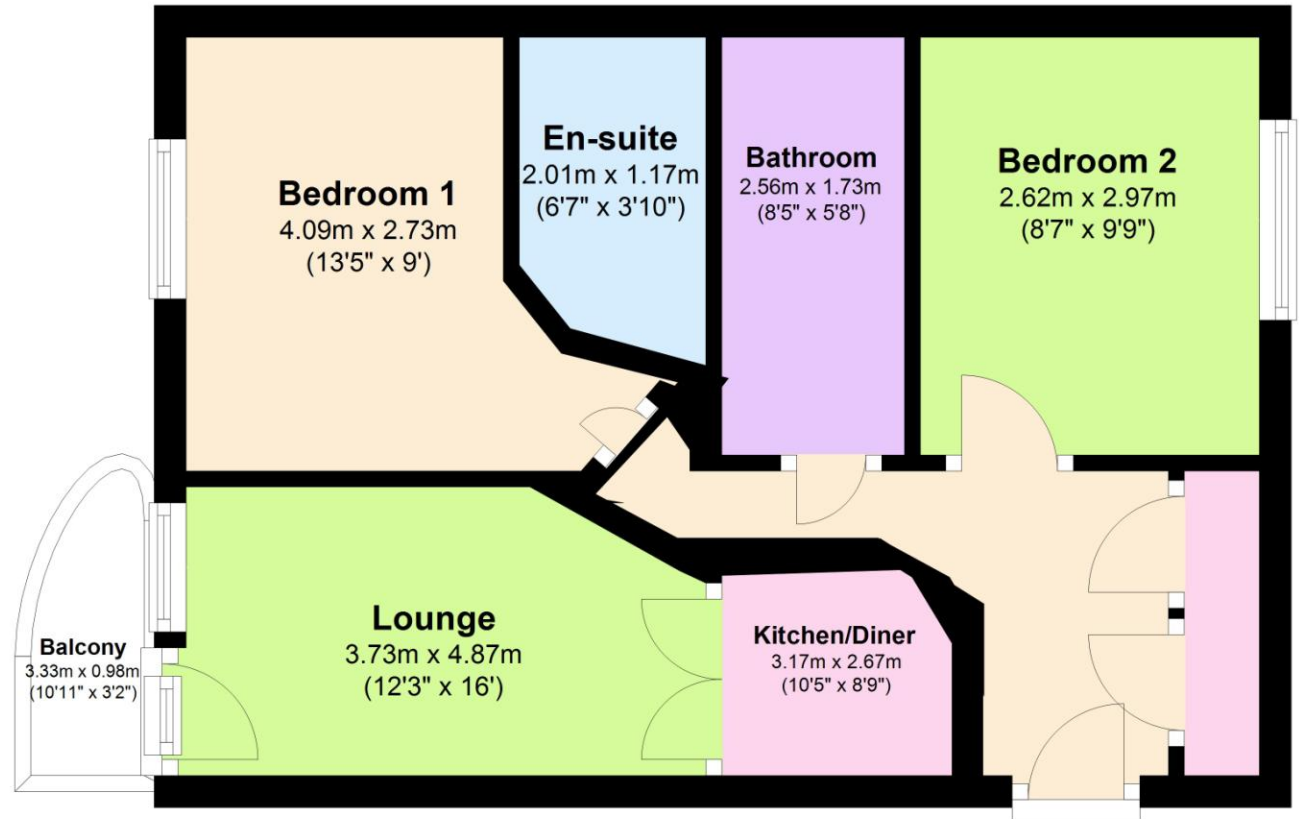


For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 866000



# Floor Plan



## Where to find the property

33 Napoleons Landing, Esplanade, Sandown, Isle Of Wight, PO36 8JS



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Shanklin office to arrange a viewing  
01983 866000 or email [shanklin@hrdiw.co.uk](mailto:shanklin@hrdiw.co.uk)

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Friendly service and local knowledge

