

SPENCE WILLARD



37B Breakwaters, Breakwater Way, Sandown, Isle of Wight, PO36 8FE

A beautifully finished two-bedroom ground floor maisonette within the prestigious Breakwaters development - a luxury new-build project set directly on the beachfront, enjoying breathtaking views of the sea and surrounding countryside.

VIEWING

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About Breakwaters

Breakwaters is an exclusive collection of luxury apartments, townhouses, and penthouses, created by a highly regarded local developer renowned for exceptional design and meticulous attention to detail. Each property benefits from secure parking, lift access, and shared cycle and bin storage facilities and is hoped will form the basis of a community with the amenity space / coffee shop commercial space below.

Key Features

- Brand new two-bedroom ground floor maisonette
- Stunning sea views & beach access
- Spacious open-plan kitchen/living area with terrace
- Underfloor heating & high-spec finishes throughout
- Allocated parking & lift access
- Convenient video entry system
- Pets and holiday letting permitted
- Approx. 829sq ft of gross internal area
- Offered with a long lease of 999 years from completion
- Service charge: £845.88 per annum
- Peace of mind with a 10-Year Q Assure Building Warranty

Location

Set in a prime coastal position with direct access across the esplanade to award-winning beaches, Breakwaters combines the peace of island life with excellent transport links across the island and to the mainland. Ideal for those looking for a permanent home, holiday retreat, or investment opportunity.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler and delivered via underfloor heating.

Tenure

The property is offered with leasehold with the balance of a long 999 year lease from completion.

Service Charges

An annual charge of £845.88 covers building insurance, maintenance, communal areas and lighting including the car park and any management fees.

Postcode

PO36 8FE

Viewings

Strictly by prior arrangement with Spence Willard.
(Partnering with Property Manager Loren Allen)

NOTE: Some of the internal pictures are generic and taken of the furnished show apartment. Layouts differ but the finish and spec are the same.



37B Breakwaters

Approximate Gross Internal Area
829 sq ft - 77 sq m



Bathroom
7'1 x 6'0
2.17 x 1.83m

Bedroom 2
13'1 x 9'0
3.99 x 2.75m

Kitchen/Living/Dining Area
20'1 x 19'5
6.13 x 5.93m

Bedroom 1
13'1 x 8'5
3.99 x 2.57m

Store

En-suite
7'3 x 4'7
2.20 x 1.40m

GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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