

# SPENCE WILLARD



26 Broadway, Sandown, Isle Of Wight, PO36 9BY

*A substantial and particularly versatile coastal property offering extensive accommodation including ancillary guest rooms, generous off-road parking and a large, private south-facing garden.*

VIEWING

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Formerly operating as a hotel, this large Victorian villa is now lived in as a comfortable family home, whilst also providing an integrated annexe and additional self-contained guest accommodation. There is a range of accommodation consisting nine ensuite double bedrooms within the main house, an annexe consisting of 4 self-contained rooms with a communal amenities space currently let out to holiday guests. Occupying a corner plot on a road which leads toward the beach, the house benefits from ample off-road parking including a private inner courtyard, mature and well-established private gardens with a southerly aspect, a large garage and range of useful storage outbuildings for storage.

Dating from the early 20th century, the building retains much of its original character and has previously operated as a hotel with owners accommodation and while it retains commercial usage classification, a planning application relating to the change of use to residential is currently underway.

Its close proximity to the beach, coastal walks and the amenities of both Sandown and Shanklin further enhances its appeal. While presently arranged for residential occupation, the property offers potential for income generation from the holiday lets and rooms supplementing income to the owner of this fantastic lifestyle property. Further information on letting income is available from the agents upon request.

Sandown Bay and surrounding areas are renowned for their long sandy beaches where there is plenty to see and do. The property is within walking distance to the beach and the main town centre with amenities, restaurants, and cafes as well as beautiful coastal walks to Yaverland and Shanklin. Yaverland Beach is arguably one of the Isle of Wight's best beaches, providing a long stretch of sand that is great for children and families. The beach extends north east from the Yaverland Sailing and Yacht Club to the foot of the chalk cliffs of Culver Down. Sandown train station is a short walk away, providing links through to Ryde and access to passenger ferry services to Portsmouth where there are connecting trains to London Waterloo. Fast passenger ferry services also operate between Cowes and Southampton with links to varying London stations. Both entire journey times take an estimated 2.5hrs door to door.

#### Accommodation

The property is approached via an in-and-out driveway providing ample parking, with the main entrance sheltered beneath a portico.

#### Entrance Hall

A welcoming space featuring oak flooring running throughout the principal reception rooms which together with high ceilings, ornate alcove detailing, picture rails, dado rails and deep skirting boards gives an excellent first impression of this impressive period building.

#### Dining Room

A grand reception room with recently decorated feature wallpaper and styling and benefitting from replacement uPVC double-glazed patio doors opening directly onto the garden.

#### Sitting Room

Offering generous proportions, high ceilings and raining period features, including the original fireplace with painted surround. Patio doors opening to the conservatory and a deep bay window incorporating banquet seating, suitable for informal dining.

#### Kitchen

Replaced in 2024, the kitchen comprises a range of contemporary matte-finish base and wall units with deep pull-out drawers, an integrated induction hob with extractor above, a 1.5 bowl stainless steel sink with mixer tap, and space and plumbing for an American-style fridge freezer, washing machine and dishwasher. Further features include an integrated mid-level oven and grill, tiled splashbacks and luxury vinyl tile flooring.

#### Annexe Bedroom

Situated on the ground floor and overlooking the front aspect and ensuite shower room providing flexible accommodation for guests or extended family.

#### Snug/Study

A versatile room positioned to the side aspect, suitable for use as a study, snug or television room currently serving the annexe bedroom.

#### Rear Hallway

With understairs storage, electric consumer unit and additional built-in cupboards.

#### Utility Room

Fitted with under-counter storage units, ancillary oven and hob, a 1.5 bowl stainless steel sink and designated space for a fridge freezer and dishwasher.

#### Cloakroom / Plant Room

Providing space and plumbing for a stacked washing machine and tumble dryer, together with ample wall space for coats and storage.

#### First Floor

Stairs rise to a half landing and continue to a light filled galleried landing leading to 7 bedrooms, the majority being generous doubles all with ensuite shower rooms and views over the front, side garden and, in some cases, distant sea glimpses.





#### Second Floor

The upper floor offers a further en-suite bedroom together with additional storage, completing the accommodation with a total of 9 en-suite bedrooms.

#### Guest Accommodation Suites

Attached to the main house yet accessed via a separate dedicated side entrance and private courtyard, former hotel store rooms were converted in 2022 to now provide four modern self-contained guest units, each with en-suite facilities. A communal hallway serves the units, offering shared amenities and they have an excellent holiday letting pedigree. Further information regarding occupation and income is available via the agents.

#### Outside

Set back from the road, the property benefits from an in and out driveway providing parking for several vehicles. The gardens are particularly private, south-facing and designed for ease of maintenance, featuring a large, paved terrace suitable for outdoor dining and entertaining. The majority of the garden is laid to artificial lawn, complemented by palm trees and mature hedging giving total privacy. Additional outbuildings include a garage, several stores and sheds to the rear, and a courtyard adjoining the guest accommodation.

#### Tenure

The property is offered freehold

#### Property Use Classification

Currently commercial usage but occupied as a private residence. The owners applying for permission to change to residential usage.

#### Services

Mains electricity, water and drainage are connected. Heating is provided by two gas-fired boiler, in the storage cupboard upstairs in the main house and another in the guest accommodation communal area.

#### Council Tax

House - Band G

Annexe - Small Business Rates

#### Postcode

PO36 9BY

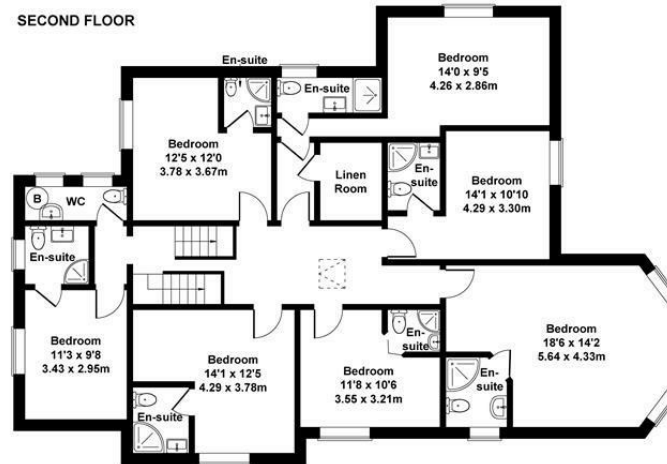
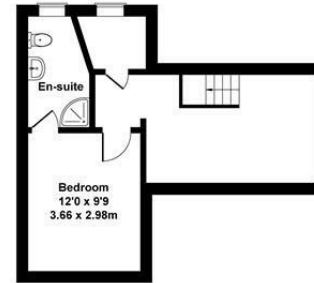
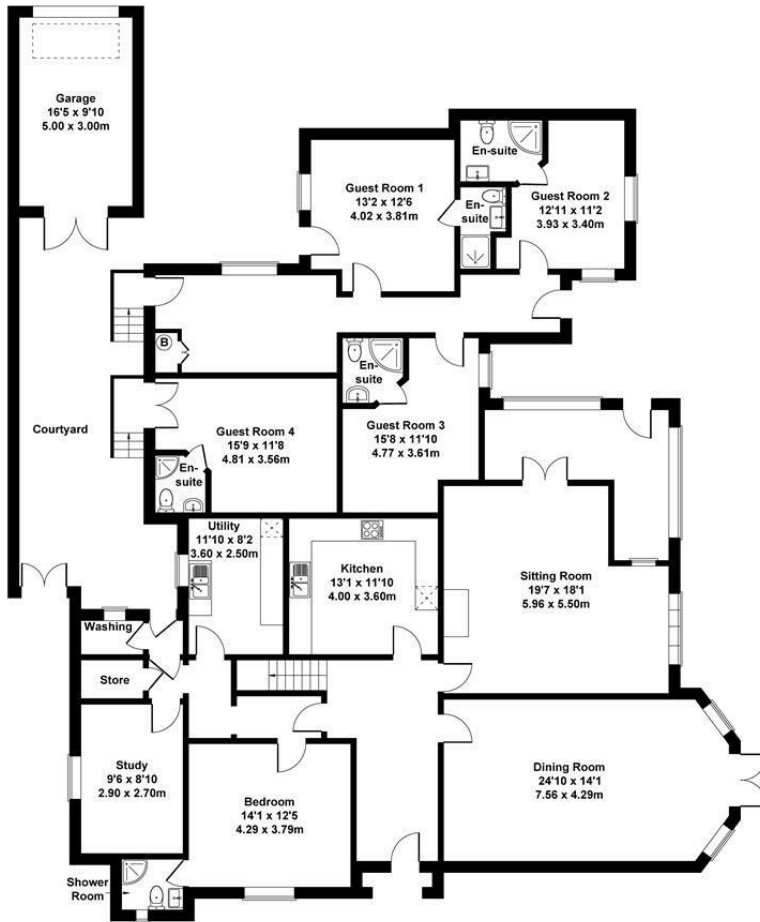
#### Viewings

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





**26 Broadway**  
 Approximate Gross Internal Area  
 4747 sq ft - 441 sq m



**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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