

SPENCE WILLARD



Horizon House, 35C Culver Parade, Sandown, Isle of Wight, PO36 8AT

A stunning and fully equipped beachfront home featuring five bedrooms, four bathrooms, and an integrated garage

VIEWING

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Situated on the sea front overlooking Sandown and Shanklin Bay, Horizon House is a beautifully presented, luxurious town house in an excellent position and offering a wealth of space and views. There are stylish interiors, open-plan living accommodation, and a high-specification finish, with most principal rooms enjoying glorious sea or countryside views. The property has the balance of its 10 year new build warranty and benefits from underfloor heating throughout, modern appliances, a state-of-the-art kitchen, and luxurious ensuite bathrooms. It is designed to be particularly low maintenance with relatively low running costs with hard landscaped outside areas, parking and paved balconies and rendered external elevations.

Accommodation extends to five bedrooms and four bathrooms, three of which are en-suite. The fantastic living space extends throughout the first floor with a balcony to enjoy the views, while bedrooms on the upper floors each have unique vistas, including a private balcony overlooking the beach. The lower ground floor includes an integrated garage with parking at the front, making this a superb package whether as a permanent home, holiday residence, or holiday let investment. The property has successfully been holiday let through via Mermaid Holidays IOW, generating a good return. Further details are available via Spence Willard or directly with the letting agent.

Set in a prime coastal position with direct access across the esplanade to award-winning beaches, Horizon House 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.

Accommodation Ground Floor

Entrance via a covered porch with composite door and small patio area, featuring a video entry system. The hallway provides space for coats and has a deep cloak cupboard. BEDROOM 5 is a good-sized double with plantation shutters overlooking the front aspect. The FAMILY BATHROOM includes a bath, walk-in shower, vanity wash basin, heated towel rail, illuminated mirror, W.C. and tiled walls and floors. BEDROOM 3 features a small balcony overlooking the rear and an en-suite shower room. BEDROOM 4 is a double with a window over the rear aspect.

Lower Ground Floor (or Garden Level)

A UTILITY ROOM with a worktop incorporating a sink with mixer tap, tiled splashbacks, and space for a stacked washing machine and tumble dryer. This level also includes a versatile space with rear access from the driveway and parking area, as well as access to the garage.

Garage

Integrated with an up-and-over roller door, this large space includes two plant cupboards at the rear, one housing the unvented hot water cylinder, a wall-mounted Vaillant boiler, and an electric consumer unit.

First Floor

Carpeted stairs lead to an outstanding entertaining space with hard-wearing Scandi pine luxury vinyl tile flooring. The fully OPEN PLAN LIVING AREA extends from the front to the rear of the house. The SITTING ROOM enjoys sea views through windows fitted with plantation shutters and sliding patio doors leading to a covered terrace with glorious sea views. The KITCHEN overlooks the rear, fully equipped with navy blue shaker-style under-counter and wall-mounted storage units, an integrated full-height fridge and freezer, mid-level oven, microwave and grill, a four-ring gas hob with extractor, integrated dishwasher, and undermounted 1.5-bowl stainless steel sink with mixer tap. A breakfast bar island provides seating for four, and tiled splashbacks complete the kitchen. A rear balcony offers far-reaching countryside views.

Second Floor

The top floor features two stunning double bedrooms, both with en-suite bathrooms and balconies. BEDROOM 1 boasts the jewel in the crown: a large private balcony overlooking the sea, with ample space for seating, dining, or sunbathing with sun lounges.

Outside

Horizon House offers particularly low maintenance with porcelain tile balconies and terraces, alongside a block-paved driveway at the rear and a small courtyard at the front door.

Services

Mains electricity, water, and drainage. Heating is provided by a gas-fired boiler and unvented cylinder located in the under-croft garage, delivering underfloor heating on all levels. There is an EV charging point by the driveway.

Holiday Letting

Horizon House has proven to be a highly successful holiday let, with modern styled interiors, low-maintenance gardens, and a refined finish providing a high-end holiday experience. The property is rated for business use, attracting no additional council tax, and enjoys a strong record of repeat bookings, superb reviews, and impressive income. More information about the letting history is available from the agent (let Via Mermaid Holidays IOW).

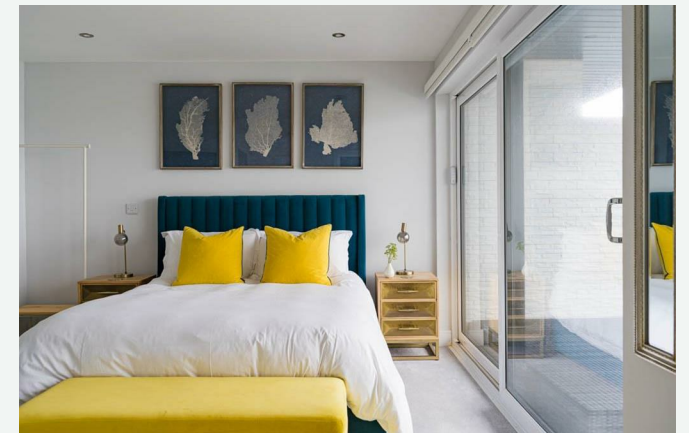
Tenure

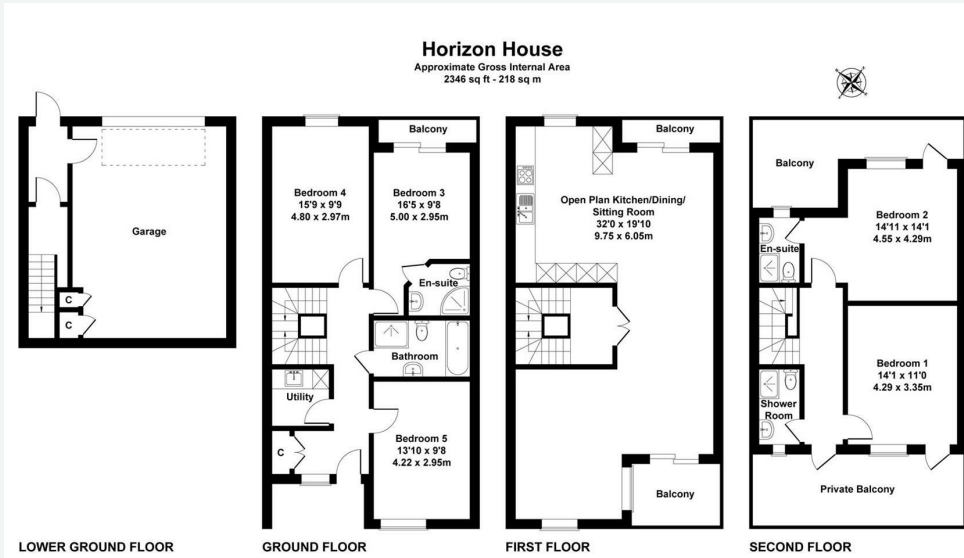
The property is offered freehold. There is a communal maintenance charge of approximately £140 per annum, covering maintenance and insurance managed by CCPM IW Limited. Pets and holiday letting are permitted.

EPC Rating: B

Postcode: PO36 8AT

Viewings: Strictly by prior appointment with the sole selling agents, Spence Willard.





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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