

SPENCE WILLARD



23 Royal Cliff Apartments, Grange Road, Sandown, Isle of Wight, PO36 8FB

A stunning second-floor apartment within a luxurious clifftop development, offering unobstructed sea views, private balconies, communal gardens, and underground parking.

VIEWING

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This light and spacious apartment occupies a prime position within the development, enjoying panoramic views over the bay and out to sea. Bi-folding doors open onto a large balcony overlooking the water. There are three generously sized double bedrooms and three bathrooms, two of which being ensuite.

Completed in 2020, these high-specification properties are finished to an exceptional standard throughout, boasting impressive kitchens, bathrooms, flooring, and décor. Apartment 23, situated on the second floor, is larger than average at approximately 104m² (gross internal area), enjoying an elevated position with some of the best sea views and a sunny southerly aspect. Offering an ideal island retreat, this apartment also represents an excellent holiday let opportunity. It benefits from relatively low maintenance and high energy efficiency, with features including underfloor heating, fitted wardrobes, tiled floors, and quality carpets.

The property is offered with the remainder of the NHBC building warranty from 2020. Residents enjoy the comfort and convenience of a secure underground car park with allocated parking, lift access to all floors, visitor parking, and video entry systems to all apartments.

Sandown Bay and its surroundings are renowned for long, sandy beaches and an abundance of things to see and do. The development is particularly well-located, close to the Cliff Path with direct beach access, and just a short distance from the town centre, which offers a range of amenities, restaurants, and cafés. Beautiful coastal walks to Yaverland and Shanklin are also nearby. Sandown train station is a short walk away, providing links through to Ryde and passenger ferry services to Portsmouth, where connecting trains to London Waterloo are available – making the total journey time approximately 2.5 hours door to door.

Accommodation

Entrance

Video phone entry leads into a well-maintained communal entrance hall with carpeted floors, post boxes, stairs, lifts to all floors, and access to underground parking and stores.

Apartment 23 is accessed on the second floor via a secure digital key code entry system.

Open Plan Kitchen / Living Area

A superb space for family life and entertaining, featuring aluminium bi-folding doors opening to a large balcony with stunning sea views. The contemporary kitchen is fully equipped, fitted with Corian worktops and an undermounted sink, tiled splashbacks, and under-counter lighting. Appliances include an induction hob, microwave, and mid-level double oven/grill and integrated dishwasher.

Bedroom 1

A spacious double bedroom with fantastic sea views and a private balcony also benefitting from an en suite shower room.

Bedrooms 2 and 3

Both rooms feature carpeted floors and large windows with Juliet balconies overlooking the rear aspect. Bedroom 2 has the benefit of an ensuite shower room.

Bathroom

Tiled walls and flooring, with a suite comprising a panelled bath, vanity unit with wash basin, heated towel rail, and W.C.

Underground Parking

The gated development includes allocated underground parking for residents, as well as ample visitor parking at the front of the building.

Services

Mains gas, electricity, water, and drainage. Heating is provided by a gas-fired Vaillant combination boiler, located in the hallway cloakroom cupboard, delivering zoned underfloor heating throughout.

Tenure

Leasehold - 125 year lease with a ground rent of £250pa. The annual service charge and ground rent combined is £2,940pa and covers building maintenance, communal areas, gardens and lighting as well as buildings insurance.

EPC Rating
B

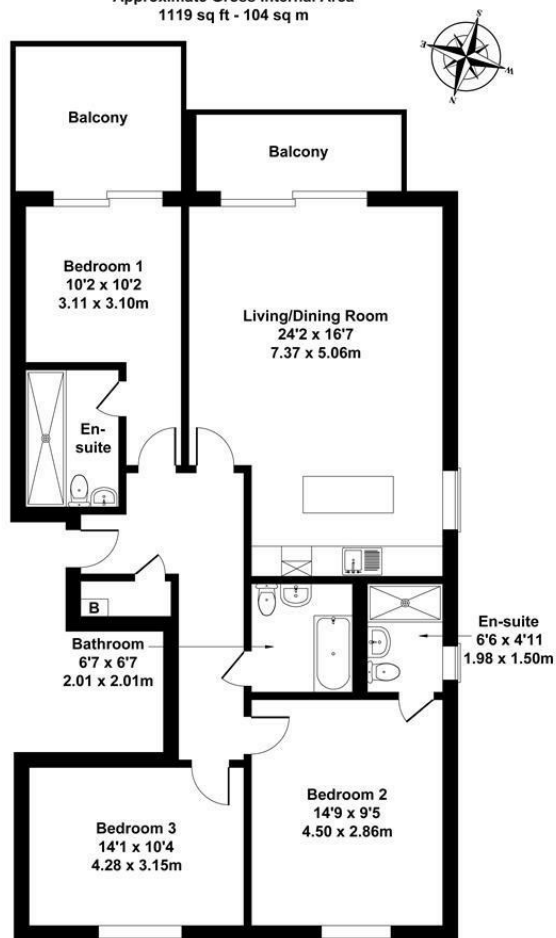
Postcode PO36 8FB

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



23 Royal Cliff Apartments

Approximate Gross Internal Area
1119 sq ft - 104 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.

Produced by Potterplans Ltd. 2026



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