



35, Culver Parade

Sandown, Isle of Wight PO36 8AT



A Victorian former Coastguard Cottage, complete with three bedrooms, superb sea views, open-plan living, front terrace and lazy lawn, and set in a wonderful position overlooking Sandown Bay's golden beach.

- Three-bedroom Coastguard Cottage overlooking Sandown Bay
- Originally dating from 1860 and updated by the current owners
- Large lantern skylight flooding the living space with natural light
- Rear courtyard and useful side access path
- Beach amenities and the high street are on the doorstep
- Beautiful sea views from the ground and first-floor
- Substantial front extension has created open plan living space
- Sandstone terrace and low-maintenance lazy lawn to the front
- Modern upgrades complementing the Victorian character
- Easy access to the stunning coastal path network

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Enjoying a wonderful seafront position on Culver Parade, this characterful former Coastguard Cottage presents a rare opportunity to embrace a relaxed coastal lifestyle, with Sandown Bay quite literally across the road. Thoughtfully updated and extended, the home blends Victorian charm with modern comfort, most notably within the impressive open-plan lounge/dining room, where a 2018 front extension, broad glazing and a striking lantern skylight make the very most of the light and sea-facing aspect. With three first-floor bedrooms, a stylish ground-floor bathroom, a well-planned kitchen, low-maintenance outside spaces and far-reaching views across the bay, this is a beautifully placed home for permanent coastal living, a weekend retreat or a lock-up-and-leave seaside base.

Culver Parade offers one of Sandown's most enviable seaside settings, positioned opposite the sweeping golden sands of Sandown Bay and within easy reach of the town centre. The beach is known for its long stretch of award-winning sand, safe shallow bathing, traditional Victorian seafront and seasonal lifeguard cover, while the nearby pier, beachfront eateries and Sandham Gardens add to the appeal for families and visitors alike. For those who enjoy an active coastal lifestyle, the flat seafront path continues towards Shanklin, while the bay is a popular spot for watersports. The Heights Leisure Centre is around a 15-minute walk away, and Sandown itself provides a range of shops, cafés, restaurants and transport links.

Welcome to 35 Culver Parade

Set behind a coastal stone wall, 35 Culver Parade has a charming and immediately inviting frontage, with a sandstone terrace and lazy lawn enjoying open views towards the sea. French doors open directly from the main living space to the front garden, creating an easy connection between inside and out, while a side pathway leads around to the main entrance. From the approach, the home has an understated seaside character, with its period cottage origins enhanced by the clean lines of the later front extension and the ever-present backdrop of Sandown Bay.

Entrance Hall

The front door is approached via the side path, where the entrance opens into a practical hall with tiled flooring and stairs rising to the first floor. This welcoming space provides access to the kitchen, bathroom and main reception accommodation, while retaining the cottage feel of the original building.

Lounge/Dining Room

The principal living space is a superb open-plan room, arranged as a comfortable lounge area flowing through to a generous dining space. The original lounge section retains period proportions and character, including a feature fireplace and a sliding internal door, while the extension has created an impressive dining and family area beneath a large lantern skylight. Wide glazing and French doors frame the sea-facing outlook, filling the room with natural light and opening directly to the front terrace.

Kitchen

Fitted with a range of cream shaker-style cabinetry, wood-effect worktops and a tiled floor, the kitchen is arranged to maximise storage and working space. A feature exposed brick-style chimney breast adds character, while the layout incorporates an integrated oven, gas hob, extractor, sink beneath the window, and space/plumbing for a dishwasher and washing machine.

Bathroom

The ground-floor bathroom is generously proportioned and finished with dark contemporary tiling, creating a stylish contrast against the white suite. It includes a panel bath, separate glazed shower enclosure, WC, wash basin and chrome heated towel rail, with recessed ceiling lighting completing the clean modern finish.

First-Floor Landing

Stairs rise to the first-floor landing, which connects the three bedrooms. This level continues the period cottage character, with elevated views available from the front-facing rooms.



Bedroom One

The principal bedroom is a comfortable double room with two windows to the rear aspect, drawing in plenty of natural light. Its soft decorative palette and simple proportions create a calm bedroom space.

Bedroom Two

Another well-proportioned bedroom, bedroom two enjoys a front-facing window with a beautiful view towards the sea. Currently arranged as a child's bedroom, it offers flexibility as a guest room, nursery or home working space.

Bedroom Three

Bedroom three is a compact but practical single bedroom, again benefitting from a charming elevated outlook across the bay. This room would work well as a child's bedroom, dressing room or study.

Front Garden and Terrace

To the front, the property enjoys a low-maintenance garden arranged with a sandstone terrace and lazy lawn, creating a wonderful spot to sit out and enjoy the coastal setting. With the beach just beyond the road, this space perfectly captures the lifestyle appeal of the home.

Rear Courtyard

To the rear, a private courtyard provides an additional outside seating area, ideal for morning coffee, storage or a more sheltered space away from the seafront. The side path links the courtyard and entrance with the front garden.

Parking

On street parking is available - the current owners have two permits to park on Culver Parade, which are currently £75/year (first car) and £120/year (second car). In addition, we believe the property qualifies for a reduced cost permit for nearby Fort Street car park if required.

In Summary

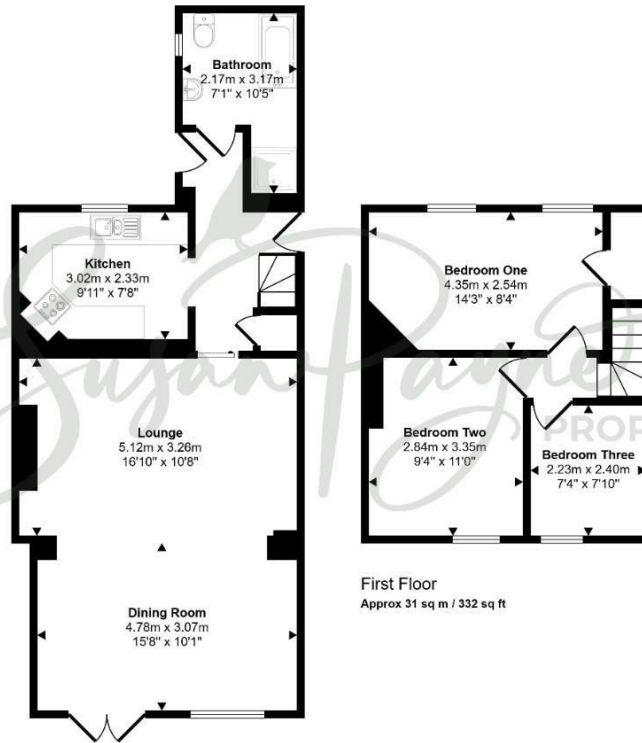
35 Culver Parade is a beautifully positioned coastal cottage with period origins, modern enhancements and an enviable outlook across Sandown Bay. The front extension has transformed the living accommodation into a bright, sociable space designed to celebrate the sea-facing aspect, while the three bedrooms, stylish bathroom and low-maintenance outside areas make this a highly appealing home for a range of buyers. With the beach, seafront, cafés, coastal walks and town amenities all within easy reach, this is a rare opportunity to secure a charming home in a truly special seaside setting. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

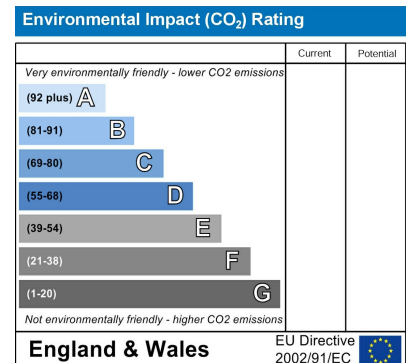
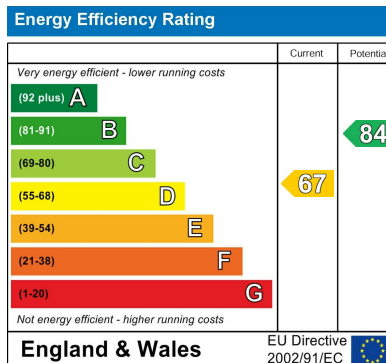
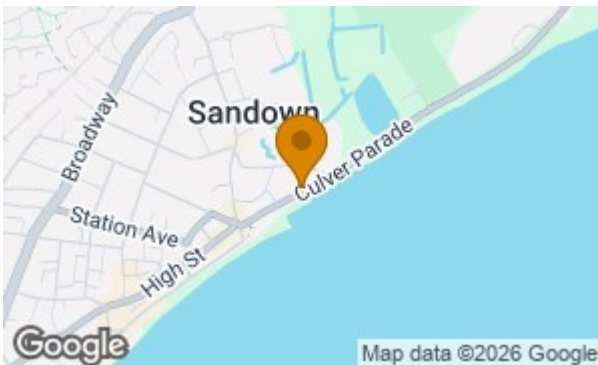
Tenure: Freehold | Council Tax Band: C (Approx £2340.02 for 2026/27) | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
85 sq m / 910 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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