



PROUDLY PRESENT FOR SALE

1 & 2 Seaside Cottage

Shore Road, Bonchurch, Isle of Wight PO38 1RN

£750,000
FREEHOLD



Presenting an exciting and unique renovation opportunity to acquire two apartments on the highly desirable Bonchurch promenade, each boasting sea views plus driveway and garage parking.

- Two spacious coastal apartments
- Fantastic holiday let potential
- Stunning, uninterrupted sea views
- Envious and peaceful seaside location
- Close to beaches and local amenities
- Exciting renovation opportunity
- Magnificent coastal walks on the doorstep
- Well-arranged accommodation
- Driveway and garage parking
- Offered for a chain free sale

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

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Originally built in 1939 as an annexe to the former neighbouring rest home for nurses, this unique designed sandstone building had an upward extension added in 1979 to create two separate apartments. Additionally, the three integral garages at the promenade level were once used as a café which were later converted back for residential parking use and one of the apartments used to be set up as a seaside holiday let. This property has been within the same family for many years and is now ready for the new owners to put their own stamp on, with plenty of potential for multiple uses including residential or holiday lets, or the opportunity to create a large family home by combining the two apartments (subject to gaining planning permission). The breathtaking views over Horseshoe Bay from each of the apartments see sunrise each morning and the front elevation of the building benefits from sunshine all day. The promenade provides breathtaking coastal walks to Wheelers Bay in one direction and Monks Bay in the opposite direction, with its beautiful sandy coves offering the perfect place to spend a blissful day at the beach.

Situated in the peaceful seaside village of Bonchurch, one of the oldest settlements on the Isle of Wight, 1 and 2 Seaside Cottage is surrounded by an abundance of local Victorian history and conveniently located for magnificent coastal walks, numerous beaches and plenty of amenities within the nearby town of Ventnor. Bonchurch hosts a beautiful nature pond fed by a natural spring at the centre of the village with a variety of wildlife including terrapins, carp, ducks, moorhens, and many more. Picturesque coastal walks around Bonchurch lead to Luccombe Chine and as far as Shanklin and Sandown or towards Ventnor and St Lawrence in the opposite direction. Wheelers Bay is just a short walk from the property and hosts its very own café with beautiful views of the fishing cove. Historic significant sites such as The Devils Chimney, Jacobs Ladder, The Old Church, and St Boniface Church are all within walking distance of the property, not to mention the popular Bonchurch Pottery located just next door.

The nearby town of Ventnor, which is within walking distance from the property, has a fabulous range of boutique shops, fine eateries and supermarkets, and regular bus services that run through to both Newport and Ryde. Ventnor is renowned for its golden beach and bustling arts scene with the Isle of Wight's award-winning Ventnor Fringe Festival that takes place every summer, and the Ventnor Botanical Gardens has over 23 acres of wide-open spaces containing rare, subtropical plants and trees which flourish in the unique microclimate enjoyed on the south coast of the Isle of Wight.

Opportunity to Use as Holiday Lets

Providing ample opportunity to use these apartments as holiday lets, 1 & 2 Seaside Cottages would provide guests with beautiful views of the English Channel from the comfort of the apartments plus the sought-after seaside location provides many coastal and historical walks, activities as well as sandy beaches for holiday guests to enjoy nearby. The apartments also come with driveway and garage parking. The opportunity to live in one apartment and holiday let the other could also be a fantastic option.

Opportunity to Create a Family Home

With the accommodation spread over two floors, creating a link between the apartments and creating one family home would provide a spacious property and could potentially offer 4 to 5 bedrooms. Ample driveway and garage space could be transformed into a coastal courtyard or garden space with the additional potential to convert the three garages into extra accommodation if required. This opportunity is subject to obtaining planning permission.

1 Seaside Cottage comprises of an entrance lobby leading to the lounge-diner and the hallway providing access to two bedrooms, a bathroom, a cloakroom, and the kitchen with an adjoining utility room.

2 Seaside Cottage comprises of an entrance porch leading into a lobby which creates access to a bathroom, storage cupboard, dining room/potential second bedroom and a living room which continues to the kitchen, a balcony, and a double bedroom with an en-suite.



Welcome to 1 Seaside Cottage

At the end of Shore Road is the parking for the apartment which provides two sectioned driveways plus three integral garages on the promenade level. The sandstone building curves round with the road creating a unique shape and architectural feature. The entrance for 1 Seaside Cottage can be accessed via Shore Road.

Entrance Lobby

A traditional wooden front door opens into this spacious lobby area which creates access into the lounge-diner and the hallway to the rest of the apartment. Green carpet flows through this space into the hallway, and the walls are decorated with a midway patterned wallpaper, a dado rail and neutral wallpaper above. A fluorescent strip wall light illuminates this area plus there is a window to the side aspect. With a handy cupboard containing the electrical consumer unit, this space also has a single modern radiator and a multi-paned glass door opens to the hallway.

Lounge-Diner

20'01 x 11'08 max (6.12m x 3.56m max)

Boasting two windows to the front aspect with uninterrupted views of the sea and two fluorescent strip lights over, this spacious room includes an additional window to the side aspect, a recessed shelf, and neutral carpets and wall décor. Two radiators warm this space plus there is a phone and internet point in here.

Hallway

extending to 19'05 (extending to 5.92m)

Continuing the carpet and wall décor from the lobby, this space creates access to the rest of the apartment including a cloakroom, a bathroom, the kitchen with an adjoining utility room, and two double bedrooms. Lit by a fluorescent strip wall light, this space also features an original art-deco style glass skylight from when the property was first built. A single radiator and a central heating thermostat control are also located here.

Cloakroom

Providing a handy cloakroom within the apartment, this room comprises of a window to the rear aspect, a w.c, a radiator, and a fluorescent strip wall light. There is also neutral midway wall and floor tiling.

Bathroom

Benefitting from a bath with hot and cold taps and an enclosed shower cubicle including an electric shower unit, this bathroom comprises of a dual flush w.c, pedestal hand basin with hot and cold taps and a wall-mounted mirror over plus a fluorescent strip wall light integrating a shaver socket. Neutral wall décor and vinyl floor spread throughout with a white wall tile surround around the shower and bath. The room includes an extractor fan, a wall-mounted heater, and a window to the rear aspect.

Kitchen and Utility Room

17'07 x 8'06 approx (5.36m x 2.59m approx)

With a neutral vinyl floor spreading throughout the kitchen and utility space, this room has a classic 1970s style green base and wall cabinets with a green patterned tile surround and a stainless steel sink and drainer is integrated into a marble effect worktop. A window can be found above the sink to the rear aspect, plus there is space for an electric cooker. A fluorescent strip light illuminates this kitchen area plus there is an extractor fan. An open archway leads into the adjoining utility area which has additional windows to the rear aspect and a wall-mounted mirror and radiator. Plumbing for a washing machine and a separate dishwasher are located here plus there is space for freestanding appliances. This room has the potential to be knocked through to enlarge the kitchen or alternatively, create a dining room. The utility area is lit by two fluorescent strip lights.



Bedroom One

18'2" x 8'7" (5.54 x 2.64)

With lovely sea views, this double bedroom has a window to the front aspect with a fluorescent strip light over, a recessed shelf incorporating a further fluorescent strip light, and two radiators. This room is carpeted and has neutral wall décor.

Bedroom Two

11'09 x 10'01 (3.58m x 3.07m)

A patterned carpet flows through this space with neutral walls and there is a window to the front aspect with breathtaking views of Horseshoe Bay. With a fluorescent strip light, this room is warmed by a radiator and benefits from a large built in storage cupboard.

Welcome to 2 Seaside Cottage

Approaching this unique building from Shore Road, a set of steps to the side elevation lead the way to a partially glazed upvc entrance door with a coordinating glazed panel to the side. A set of steps on the opposite side lead down to a hardstanding area with lovely sea views, providing an ideal spot for storage or planters to be arranged.

Entrance Porch

Fitted with a ceiling light, this spacious entrance porch is perfect for removing coats and footwear after those wonderful coastal walks along the seafront. With neutral walls and dark green carpet tiles, this space houses an electrical consumer unit and continues to a lobby area through an obscure glazed door.

Lobby

Again, with a neutral wall decor and a ceiling light fixture, this lobby area creates access to the living room, dining room, bathroom and a storage cupboard through matching wooden doors and is fitted with a green carpet which continues to the living areas.

Bathroom

With a combination of midway pink wall tiles and neutral painted walls, this bathroom is fitted with a white suite comprising a bath with chrome taps, a low-level w.c and a traditional pedestal hand basin with a mirror and strip light above. Benefitting from an obscure glazed window to the rear aspect, this room is fitted with stone-effect vinyl floor tiles and there is a radiator to provide warmth. A round, obscure finished ceiling light fitting is also located here.

Living Room

17'02 max x 14'02 (5.23m max x 4.32m)

Commanding uninterrupted views across the English Channel from a large front elevation window which overlooks the balcony, this spacious room provides the perfect spot to relax and admire the mesmerising outlook from the comfort of your sofa. With a multi-pendant light fitting and two half-sphere wall lights, this carpeted room links with the dining room via a set of folding wooden doors which merge the two spaces together to create a semi open-plan feel. With a neutral wall decor, this space also has two radiators and a glazed door providing direct access to the balcony.

Balcony

A must-have feature for this seafront property, this invaluable outside space has a metal balustrade and a paved floor. With a perfect amount of space to arrange outdoor seating, this is the ultimate vantage point to enjoy the incredible sea views while sitting out to enjoy a beverage in the glorious south-facing sunshine.



Dining Room/Potential Second Bedroom

13'09 x 9'06 (4.19m x 2.90m)

With a window to the front aspect framing the lovely sea views, this carpeted room is identical to the lounge with its neutral walls and a multi-pendant ceiling light as well as two half-sphere wall lights. The folding wooden doors provide the option to create a more private and formal dining room.

Kitchen

extending to approx 14'04 (extending to approx 4.37m)

Benefitting from two windows to the rear aspect and a radiator, this good-sized kitchen is currently fitted with a stone effect vinyl floor and a combination of green and white cabinets in a traditional 1970s style providing storage cupboards plus drawers. With a patterned tile splashback above, a neutral countertop incorporates a stainless steel sink and drainer with chrome taps and there is space in between the countertop to position a freestanding cooker. Warmed by a radiator, this room also includes a 'Potterton' gas-fired boiler, a fluorescent strip ceiling light and a built-in storage cupboard that spans the width of one wall and houses a water tank.

Double Bedroom with En-suite

approximately 14'09 x 13'0 (approximately 4.50m x 3.96m)

Featuring two windows to the front aspect providing fabulous coastal views, this substantial bedroom with a curved wall is filled with natural light and has an extensive range of built-in storage cupboards and drawers. With pale pink walls and a blue patterned carpet, this room benefits from two radiators and there is a ceiling light fixture as well as a fluorescent strip light on the wall. Also located here is a central heating thermostat control and a door providing access to an en-suite shower room.

En-suite Shower Room

With white and grey midway wall tiles, this shower room is fitted with a dual flush w.c and a pink hand basin with chrome taps which is integrated within a large white storage cabinet. A wall-mounted mirror and a strip light are located above the hand basin. Fitted with a white tile surround, an enclosed clear-glass shower cubicle has a 'Triton' electric shower unit with a handheld shower fixture on a wall-mounted slider bar. Warmed by a radiator and lit by an obscure round ceiling light, this room also has a stone-effect vinyl floor and an obscure glazed window to the rear aspect.

Parking

Two separate gated driveways, positioned side by side, create ample parking for the properties and provide the potential to create a garden or courtyard space. One driveway benefits from three integral garages plus ample driveway parking. A tall, old stone wall creates a barrier from the neighbouring property creating a mostly secluded driveway. A deep shrub bed, to one side, is filled with a range of coastal plants including palm varieties, lavender, laurel shrubs, and flowers. This driveway has the potential to be turned into a courtyard or garden space for the apartment if required. The second driveway is tarmacked and is separated by a mid-level old stone wall. Two vehicles can park in this area which is enclosed by a metal gate and also contains a large storage shed.

Garages

Three lower ground floor integral garages provide parking for three cars plus they include lighting and the boiler for 1 Seaside Cottage. The garages interconnect via passages at the back of each bay, plus there is a small room which would make a fantastic storage space. These spaces could also be converted into additional accommodation if required (subject to gaining planning permission).

1 and 2 Seaside Cottages present a fantastic and rare renovation opportunity in a highly desirable coastal location providing the new owners with a chance to create their dream family home by the sea or enjoy the potential of a wonderful holiday let income. An early viewing with the sole agent Susan Payne Property is highly recommended.



Additional Details

Tenure: Freehold

Services: Mains water and drainage, electricity, gas

Council Tax Bands:

1 Seaside Cottage – B

2 Seaside Cottage – C



Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.

First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 64 | 70 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| | EU Directive 2002/91/EC | | |

Agent Notes:

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