



# No 9 @ The Bayhouse Apartments

Chine Avenue, Shanklin, Isle of Wight PO37 6AG

**£450,000**  
LEASEHOLD



An exceptional opportunity to acquire a luxurious duplex apartment within a new coastal development, just moments from the picturesque Shanklin Old Village and extensive sandy beaches.

- Beautifully presented two-bedroom duplex apartment
- Open plan living accommodation on the first floor
- Two luxurious en-suites plus a cloakroom
- Clifftop walks and sandy beaches just a stone's throw away
- Walking distance to Shanklin Old Village and local amenities
- Stunning coastal development with security entry system
- Finished to the highest of standards throughout
- Ground floor terrace and first-floor balcony with sea views
- Spectacular clifftop position set within an AONB
- Also available fully furnished via separate negotiation

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

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Forming part of an exclusive development, The Bayhouse Apartments are perched upon an unrivalled clifftop position boasting panoramic sea views over Shanklin Bay and beyond to the dramatic chalk cliffs of Culver Down. Positioned to enjoy the spectacular scenery, apartment number nine occupies a ground and first-floor level of this impressive building which is constructed to an extremely high standard and has been sympathetically designed with traditional characteristics to complement the surrounding Victorian architecture. The Bayhouse Apartments contains 14 luxurious homes in total and provides residents with a high-security entry system and an allocated private parking bay for each apartment.

On the first-floor, the apartment enjoys a sociable, open plan living and kitchen space with stunning side sea views from its large glazed doors and decked balcony; an ideal spot for al fresco dining, relaxing or entertaining whilst watching sea life go by. Additionally, this first-floor level benefits from a cloakroom, providing convenient w.c facilities tucked away at the top of the staircase. Finished to a high standard throughout and warmed by gas central heating, this impressive duplex apartment also boasts a perfectly positioned angled terrace on the ground floor which is enjoyed by two double-sized bedrooms, each with an en-suite.

Located on Chine Avenue, set within an Area of Outstanding Natural Beauty (AONB), The Bayhouse Apartments are just a short, scenic stroll to the historic old village of Shanklin with its thatched roof cottages and the stunning tree-lined gorge of Shanklin Chine. Situated just a stone's throw away within the sheltered bay below is the Isle of Wight's best-known stretches of golden beaches which back onto a traditional English seafront promenade and there is a network of magnificent coastal footpaths which connect to Sandown in one direction and to the pretty coastal village of Bonchurch and Ventnor beyond, in the other direction. The Big Mead Park with its duck pond is within easy walking distance from the apartment, as is Rylstone Gardens which features music in the park to enjoy during the warmer months of the year. There are plenty of highly regarded beachside and clifftop eateries including the charming thatched Fisherman's Cottage pub at the foot of Shanklin Chine and the highly regarded Hideaway Restaurant and Bar perfectly situated upon the cliff. The town centre with its range of shops, restaurants and excellent transport links are very close by including bus and direct train links to Ryde which connects with mainland transport links.

### **Welcome to No.9, The Bayhouse Apartments**

Approaching the building from the picturesque Chine Avenue, a secure, glazed communal entrance to the side elevation opens to an entrance hall providing access to the apartment at the end of the hall.

### **Entrance Hall**

Upon entering the apartment, you are greeted by a well-presented entrance hall with a composite wood-effect wood floor in grey providing a durable and well-presented finish. Leading to two en-suite double bedrooms and a staircase providing access to the first-floor living accommodation, this space has a crisp white wall decor and coordinating panel doors which echo throughout the apartment. Illuminated by recessed spotlights, the hallway also includes a central heating thermostat and a large under-stair cupboard housing an electrical consumer unit.

### **Bedroom One**

*20'07 max x 13'08 max (6.27m max x 4.17m max)*

Fitted with a light grey carpet, this spacious double bedroom benefits from glazed door access to a paved seating terrace, offering the perfect spot to enjoy the benefits of the fresh coastal air in the morning. Providing an ample amount of space to accommodate bedroom furniture, this room also boasts its own en-suite bathroom.

### **En-suite Bathroom**

Featuring a composite wood-effect floor, this luxurious, matt-marble tiled bathroom enjoys high-end 'Roca' sanitaryware comprising a dual flush w.c, a hand basin upon a wall-mounted cabinet and a panel bath, all with coordinating chrome fixtures. A ladder-style towel rail in chrome is also located here.



### **Bedroom Two**

*10'09 x 10'09 max (3.28m x 3.28m max)*

Again, benefiting from glazed door access to the ground floor terrace, this second bedroom is also a double size with a light grey carpet and enjoys a fabulous en-suite shower room.

### **En-suite Shower Room**

Providing a shower room for bedroom two, this matt-marble tiled room features a double walk-in shower cubicle with glass doors and a wonderful rainfall shower-effect fixture. Warmed by a chrome ladder-style towel rail, this shower room has high-quality 'Roca' sanitaryware including a dual-flush w.c and a wall-mounted vanity hand basin complete with coordinating chrome fixtures.

A turning staircase from the entrance hall continues to an open plan first-floor living area...

### **Open Plan Living and Kitchen Area**

*22'03 max x 16'09 max (6.78m max x 5.11m max)*

Designed to offer an easy flowing, sociable area, this first-floor living/kitchen space provides the flexibility to arrange comfortable lounge seating and dining furniture and is finished with a wood-effect composite floor. A fully-fitted kitchen area with a window to the side aspect boasts high-specification sleek cabinetry in light grey complete with a range of integral 'AEG' appliances. With neutral splashback tiling, a dark marble effect countertop incorporates a 1.5 stainless steel sink and drainer and a gas hob with a cooker hood over. Additionally, there is an electric oven and a Vaillant gas combination boiler housed within one of the cupboards,

Bathed in natural light, this spacious room features a set of glazed French doors to the side aspect which open to a fabulous decked balcony with stunning side sea views beyond. The composite decked balcony is edged with a glass balustrade and provides ample space to arrange outdoor seating.

### **First Floor Cloakroom**

Providing convenient first-floor w.c facilities, this cloakroom is tucked away at the top of the staircase and is beautifully finished to coordinate with the ground floor en-suites. With a wood-effect composite floor and a ladder style towel rail, this room includes a dual flush w.c and a wall-mounted hand basin integrated upon a vanity unit.

### **Parking**

An allocated parking bay for one vehicle is included with the apartment within a private residents' car park.

Offering a luxurious coastal lifestyle, The Bayhouse Apartments offers a truly unique and rare opportunity as a luxurious permanent residence, an idyllic second home or an exciting investment opportunity.

### **Additional Information**

Tenure: Leasehold

Lease Term: 999 Years

Maintenance Fees: Approximately £1000 per annum

Council Tax Band: D

Services: Gas central heating, electricity, mains water and drainage

**\*\*Also available fully furnished via separate negotiation\*\***

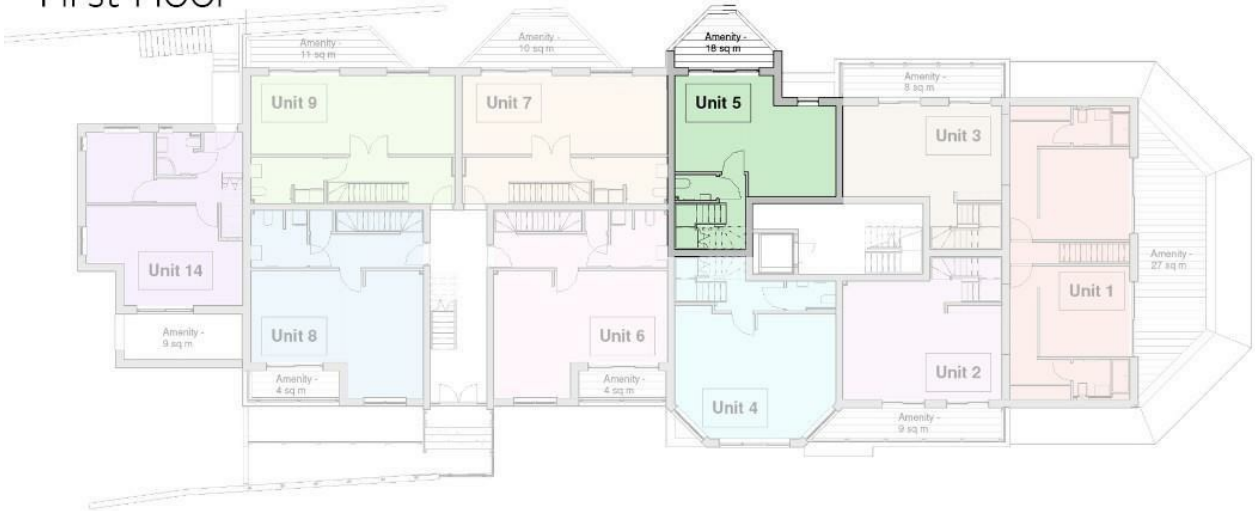




## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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