



No 1 @ The Bayhouse

Chine Avenue, Shanklin, Isle of Wight PO37 6AG

£425,000
LEASEHOLD



Set in a prime position in the spectacular Bayhouse Apartments coastal development, this superb duplex property has a luxurious specification and benefits from open plan living, two private terraces and a private entrance.

- Luxurious holiday home by the Shanklin coast
- Fabulous open-plan living with a spacious terrace
- High specification and chic, coastal style throughout
- Offered with the option to purchase fully furnished
- Plenty of local amenities and Shanklin Old Village nearby
- Ideal second/holiday home with 52-week occupancy
- Spectacular primary suite, with bathroom and terrace
- Private allocated parking bay for one vehicle
- Separate private entrance on the first-floor
- Beautiful beaches and clifftop walks on the doorstep

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

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Situated above the golden sands of Shanklin Bay, The Bayhouse Apartments is a unique collection of luxurious homes. Sympathetically designed to echo the traditional surrounding architecture, this impressive building is situated within a historical conservation area that still retains much of its original Victorian seaside characteristics, providing a sense of grandeur and space. Occupying a prime position in the development, No.1 provides an exciting opportunity to purchase a rewarding holiday let investment or an enchanting second home complete with a 52-week occupancy. Accommodation comprises a welcoming entrance hall, an open plan lounge/diner/kitchen, complete with a sun terrace with sea views, double bedroom and shower room on the first floor, with a primary suite comprising a double bedroom, bathroom and secluded sun terrace on the second floor.

The beautiful seaside resort of Shanklin is one of the most popular holiday destinations on the Island and is admired by residents and visitors alike with its extensive sandy beaches, a vast choice of attractions and a network of spectacular coastal walks and cycle tracks. The Bayhouse Apartments are within easy walking distance to historical places of interest and natural beauty such as the charming Shanklin Old Village, with its thatched cottages and the wooded coastal ravine of Shanklin Chine, with its cascading waterfalls and lush vegetation. Located just a stone's throw away, the stunning beaches of Shanklin are one of the Isle of Wight's most famous stretches of golden sands lined with a traditional seafront promenade. The town centre is within easy reach and offers a variety of unique shops and a further choice of superb cafes, restaurants and bars, as well as a popular theatre hosting top acts all year round. Other useful local amenities include a range of supermarkets, a medical centre and a pharmacy. The area is well connected with excellent transport links, including bus and direct train links to Ryde which connect with high-speed ferry links to the mainland, with the Island to London journey taking less than two hours.

Welcome to No.1, The Bayhouse Apartments

Located at the rear elevation of the building, an allocated parking space is located adjacent to a staircase up to the private, first floor entrance into No.1.

First Floor Entrance Hall

extending to 12'0" (extending to 3.66m)

The quality of this beautiful home is immediately apparent from the entrance hall, with fresh white décor and fabulous luxury vinyl tile flooring. Smart panel doors lead to the open plan living space, to the shower room and to bedroom two.

Lounge/Kitchen/Diner

21'11" max x 13'11" max (6.70m max x 4.26m max)

This well-designed open-plan space maximises the living room and modern kitchen diner areas, providing the versatility to separate the spaces visually with furniture and offering a contemporary family room to relax in. Flooded with natural light, this wonderful room features a set of glazed sliding doors within the living area, which open to a fabulous private terrace which benefits from views over the sea. Continuing to the kitchen area, there is a window to the side aspect and high-specification fitted cabinetry presented in soft grey and complemented with contemporary worktops and comes complete with a range of sleek integrated appliances. The luxury vinyl tile flooring continues from the entrance hall.

Shower Room

6'0" x 5'2" (1.84m x 1.59m)

Beautifully appointed, the shower room has a combination of naturally patterned white tiles, fresh white walls and luxury vinyl tile flooring. A window to the side aspect has frosted glass for privacy, and there is a large corner shower, fantastic vanity basin with a mixer tap, storage, and a fitted mirror over and a low-level WC.



Bedroom Two

9'10" x 9'4" (3.00m x 2.87m)

Light and bright, with twin aspect glazing providing a lovely outlook and filling the room with natural light. The fresh white décor continues, and bedroom two is finished with a plush grey carpet.

Second Floor Primary Suite

From the entrance hall, a carpeted staircase leads up to a small landing on the second floor, which has a door into the primary bedroom.

Bedroom One

13'1" x 11'9" (4.01m x 3.60m)

This generously proportioned double bedroom boasts direct access via glazed doors to a secluded terrace, providing a blissful spot to enjoy the fresh sea air in the mornings. The doors combine with a large window to fill the room with light, and there is an ample amount of space to accommodate a range of bedroom furniture. A door opens to a luxurious ensuite bathroom.

Ensuite Bathroom

9'9" x 6'0" (2.98m x 1.85m)

Luxurious in scale and appointment, the ensuite bathroom is spacious and light, with a window to the side aspect with frosted glass for privacy. The contemporary white suite comprises a full size bath, vanity basin with storage, a mixer tap and fitted mirror over and a matching WC, and there is also a large heated chrome towel rail.

Parking

Located within a private residents car park to the rear of the building, adjacent to the entrance stairs, an allocated parking bay for one vehicle is included with the property.

Surrounded by an abundance of local amenities and glorious beaches, this superb duplex property with luxurious high specification finishes offers a truly unique and rare opportunity to acquire a personal second home to retreat to or an exciting investment opportunity.

Additional Details

Tenure: Leasehold

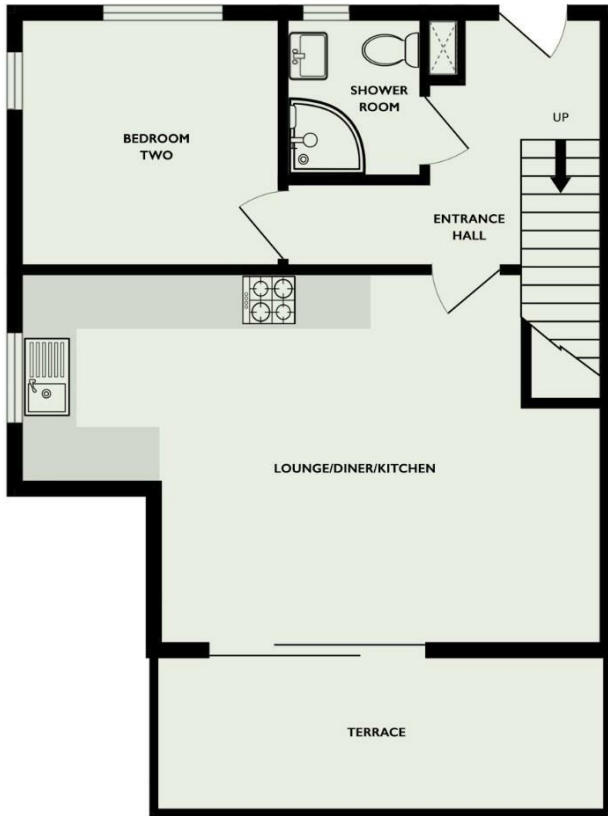
Lease Term: 999 Years

Maintenance Fees: Approximately £1030 per annum

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



First Floor
579sqft (53.8sqm) approx.



Second Floor
356sqft (33sqm) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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