



PROUDLY PRESENT FOR SALE

# No 6 @ The Bayhouse

The Bayhouse Apartments, Chine Avenue, Shanklin, Isle of Wight PO37 6AG



Forming part of an exclusive new development on the spectacular southeast coast of the Isle of Wight, The Bayhouse Apartments offer an enviable, luxurious coastal lifestyle complete with high specification finishes throughout.

- Luxurious three-bedroom duplex apartment
- Family bathroom and two en-suites
- Close to local amenities and Shanklin Old Village
- High specification finishes throughout
- Spectacular coastal location set within a conservation area
- Security entry system
- Residents parking bay for one vehicle
- Forming part of an exclusive development
- Secluded balcony on both floors
- Magnificent beaches and clifftop paths on the doorstep

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

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### **Welcome to The Bayhouse Apartments**

Enjoying a spectacular clifftop position with far-reaching sea views beyond, this exclusive development offers a fantastic opportunity for anyone wishing to own a slice of seaside life in this picturesque Victorian coastal town. Situated within a historic conservation area, this fabulous building has been carefully considered to exhibit traditional characteristics that complement the surrounding Victorian properties. The setting is truly breathtaking, with extensive golden beaches and a coastal clifftop footpath on the doorstep, where the demands of everyday life can be exchanged for walks and relaxation in the fresh sea air.

Situated in the picturesque seaside resort of Shanklin, The Bay House Apartments are surrounded by an abundance of attractions, local Victorian heritage and natural beauty such as the historical Shanklin Chine with its cascading waterfalls, flourishing trees and lush vegetation. Shanklin Beach is one of the Isle of Wight's best-known stretches of golden sands lined with a traditional English promenade providing all the classic British seaside attractions and a fantastic choice of seafront eateries.

This apartment is also conveniently located for the town centre which offers plenty of amenities including supermarkets, a medical centre and pharmacy, a variety of unique shops and a superb choice of eateries. Heading into the smaller part of town, the characterful old village is famed for its thatched roof cottages and cream tea establishments as well as a popular theatre hosting top acts all year round. Regular bus services are within easy access providing transport connections across the Island and Shanklin train station conveniently links to high-speed foot passenger services to the mainland from Ryde.

### **Apartment Number 6 The Bayhouse**

To the side elevation of the building from Chine Avenue, a set of steps continuing to an elevated walkway with a glass balustrade leads to an expansive glass communal entrance which opens to a shared entrance hall providing access to apartment six via a staircase.

#### **Entrance Hall**

*extending to 21'02 (extending to 6.45m)*

Illuminated by recessed spotlights, an impressive entrance hall is dressed with a light grey carpet and crisp white walls which feature throughout the apartment. With a turning carpeted staircase leading to the floor above, this space also includes a radiator and an airing cupboard which houses a water cylinder and an electrical consumer unit. A series of smart white single doors lead to two bedrooms and a bathroom, and a set of double doors open to the living-kitchen area.

#### **Living/Kitchen Area**

*24'0 x 13'09 max (7.32m x 4.19m max)*

Featuring a luxury vinyl tile floor, this open plan living/kitchen area has a large window to the side aspect as well as a set of glazed sliding doors opening to a fabulous decked balcony, which has side sea views and benefits from sun all day. Providing connections for TV, radio, and satellite reception, this room is warmed by two radiators and also includes a telephone/internet point, two pendant light fittings, plus a security entry phone.

The contemporary kitchen is fitted with high-specification sleek cabinetry in light grey complete with a range of integral 'AEG' appliances comprising a fridge-freezer, a dishwasher, and a washer-dryer. Cooking appliances include an electric cooker at eye-level height and a gas hob with a cooker hood and black glass splashback over. With a neutral tile splashback, a dark composite marble-effect countertop incorporates a 1.5 stainless steel sink and drainer, and there is a Vaillant gas combination boiler housed within one of the cupboards.



### **Bedroom Two**

*15'07 max x 9'04 max (4.75m max x 2.84m max)*

Featuring a window to the side aspect with side sea views, this bedroom continues with the light grey carpet from the entrance hall which also features in the two other bedrooms. Fitted with a radiator and a built-in wardrobe, this room also benefits from a pendant light fitting and connections for TV, radio and satellite reception. A white door opens to a beautiful ensuite:

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

A luxurious en-suite shower room complete with a double walk-in shower and coordinating high-quality sanitaryware.

### **Bedroom Three**

*15'07 max x 11'01 max (4.75m max x 3.38m max)*

Conveniently located next to the family bathroom, this room is tucked away at the end of the entrance hall and enjoys a window to the side aspect providing natural light and a triple mirrored built-in wardrobe.

### **Family Bathroom**

This separate family bathroom is finished with high-end materials and sanitaryware creating a truly sumptuous space.

### **Top Floor**

A staircase from the entrance hall provides access to the spacious top floor which comprises a principal bedroom complete with an en-suite.

### **Principal Bedroom/Snug**

*18'0 max x 12'04 (5.49m max x 3.76m)*

Providing the ultimate spot to soak up the sunshine, this spacious bedroom would also be suitable as a snug or reception room and comes complete with a secluded, sun-filled balcony to the rear elevation providing an ample amount of space to arrange outdoor furniture. Bathed in natural light, the room has two windows to the side aspect providing lovely side sea views and there is a wonderful en-suite shower room which provides high-specification finishes. The primary bedroom also benefits from a built-in single wardrobe.

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

Finished with large scale marble tiling, this luxurious shower room boasts a corner shower cubicle with glass doors and a shower fixture on a slider bar. High-quality sanitaryware includes a dual-flush WC and a hand basin upon a wall-mounted cabinet complete with a chrome mixer tap. Also located here is a shaver socket, a ladder-style heated towel rail and recessed spotlights.

### **Parking**

An allocated parking bay for one vehicle is included with the apartment within a private residents car park. There is also an electric charging point in the car park for residents to use (via app).

The Bay House Apartments offers new owners an exciting opportunity to purchase a luxurious permanent residence, an enchanting second home or a wonderful investment opportunity.

### **Additional Information**

Tenure: Leasehold

Maintenance Fees: Approximately £1030 per annum

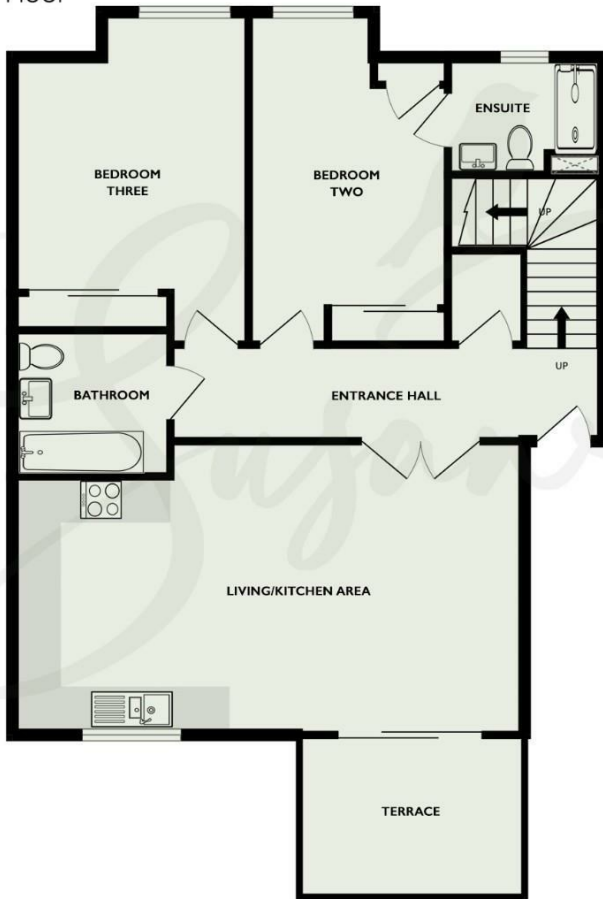
Council Tax Band: D

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

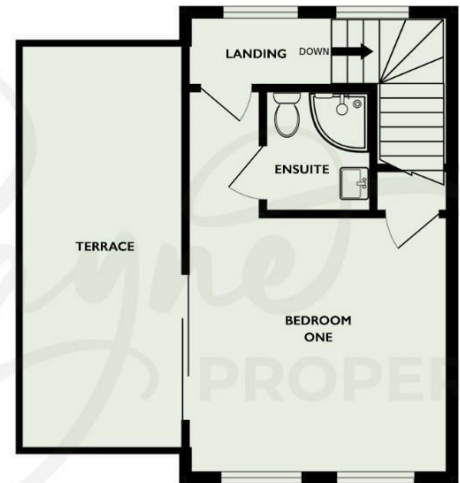




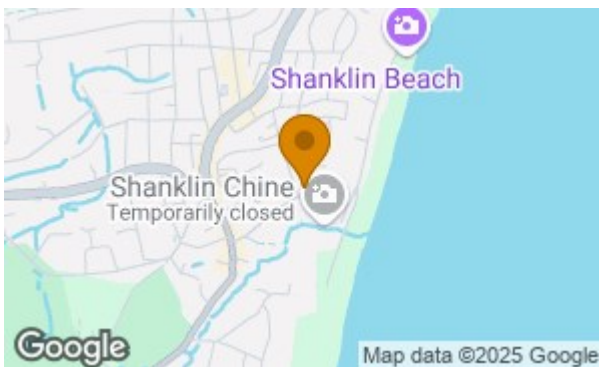
First Floor



Second Floor



Floorplan for illustrative purposes only and not to scale



| 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 |         |                         |
| 84                                          | 84      |                         |
| England & Wales                             |         | 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) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

Agent Notes:

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