



The Dylan Wing

Flat 2, Alum Bay House, Alum Bay Old Road, Totland Bay, Isle of Wight PO39 0JA



£335,000
LEASEHOLD
(SHARE OF FREEHOLD)



Commanding a spectacular coastal outlook, this extraordinary apartment offers an idyllic lifestyle and benefits from well-presented spacious accommodation, a flowing layout, private outside space and plenty of parking.

- Two-bedroom ground-floor apartment
- Wonderful sea and rural views to the west
- Well-maintained and beautifully presented throughout
- Generously proportioned living room and kitchen-diner
- Network of coast and country footpaths on the doorstep
- Enchanting period building, full of character
- Versatile, flowing layout with configuration options
- Principal ensuite room and a further double bedroom
- Ideal as a permanent residence or coastal holiday home
- Offered for sale chain free and ready to move into

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

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This wonderful apartment could equally become an enchanting permanent residence or a family bolthole by the sea, with beautifully presented accommodation providing well-arranged, spacious rooms with a flexible, flowing layout. Fresh white décor combines with high-quality neutral floor coverings throughout to enhance the feeling of space and light, and an abundance of windows bathe the interiors with plenty of natural light and perfectly frame the stunning sea views. Accommodation comprises a welcoming entrance hall, open plan kitchen and dining room, spacious sitting room and bedroom/snug with fabulous views, a primary bedroom complete with an ensuite shower room and a separate family bathroom. French doors in the dining room and bedroom/snug seamlessly connect inside and outside spaces, and the apartment also benefits from two private parking spaces and has access to further communal grounds.

Located on the western tip of the Isle of Wight, in an Area of Outstanding Natural Beauty, close to the world-famous Needles rocks and Tennyson Down, this property enjoys a peaceful position overlooking Alum Bay which is a popular spot for walkers, birdwatchers and those who enjoy the tranquillity of rural and coastal surroundings. The local pub is within walking distance, and further amenities are found in nearby Totland. Totland has a general store, post office and a range of other shops, and is served by Southern Vectis buses on route 7 and 12 which connect with Freshwater, Yarmouth and Newport including intermediate villages. During the summer months, an open-top 'Needles Breezer' bus tour also serves the village. The Wightlink car ferry from Yarmouth is only a 10-minute drive from the property and connects to the mainland via Lymington, and a Red Funnel foot passenger service from Cowes plus a car ferry service from East Cowes to Southampton are located just over half an hour away.

Welcome to the Dylan Wing

A private gravel driveway leads up to the impressive white façade of Alum Bay House. A grand front door leads into a communal hall, with a further door providing access into the Dylan Wing.

Entrance Hall

l-shaped extending to 10'10" & 5'10" (l-shaped extending to 3.32m & 1.79m)

The L-shaped entrance hall is presented in fresh white, with a neutral seagrass style carpet. A cabinet neatly conceals the electrical consumer panel and doors lead to the sitting room, kitchen, to the primary bedroom and to the family bathroom.

Sitting Room

20'5" x 10'2" max (6.24m x 3.10m max)

An expansive room, arranged around a large window with spectacular sea views. The white décor and seagrass carpet continue, and there is a chimney breast with an ornate cast fireplace with a decorative white surround. A door leads to the snug/bedroom two.

Snug/Bedroom Two

11'11" max x 11'4" (3.64m max x 3.47m)

Currently utilised as a wonderful snug area, but equally suited to become a second bedroom, this room has a fantastic box bay window with glorious sea views, plus French doors which lead to the side aspect. The white décor and seagrass continue.

Kitchen

11'3" x 6'3" extending to 8'2" (3.44m x 1.91m extending to 2.51m)

The kitchen comprises a useful mix of base and wall cabinets, presented in white and complemented with wood-laminate worktops, wood panelled splashbacks and white walls. Integrated appliances include an electric oven and hob, complete with an extractor hood, plus there is an inset 1.5 bowl sink and drainer with a swan neck mixer tap, and there is space for a washing machine, dishwasher and a fridge/freezer. High-quality laminate flooring flows through an open archway and into the dining room.



Dining Room

10'8" x 9'8" (3.26m x 2.97m)

Ideally positioned, the dining room has plenty of room for dining furniture, and also benefits from a storage cupboard, which is also home to the unvented hot water cylinder, and a window and French doors, which fill the room with light and lead out to the garden to the side aspect.

Bedroom One

14'7" x 11'3" max (4.45m x 3.44m max)

The primary bedroom is generously proportioned, with a window to the side aspect and the combination of white décor and seagrass carpet continuing. A chimney breast adds character, and a door leads into the ensuite.

Ensuite

7'3" x 2'6" (2.21m x 0.77m)

Perfectly proportioned, the ensuite comprises a generous walk-in shower to one end, complete with white tiling and a sleek glass door, a basin with a mixer tap and a glass shelf over and a matching WC. There is also a shaver socket, a window to the side aspect with patterned glass for privacy and the ensuite is finished with a dark vinyl tile floor.

Family Bathroom

7'5" x 4'11" (2.27m x 1.52m)

Another good-size room, with fresh white walls, wood-laminate flooring and beautiful marble style tiles. A white suite consists of a full-size bath with a shower over, complete with a glass screen, a vanity basin with storage, a mixer tap, shelf and mirror with a shaving light over, a low-level WC and there is also a large, heated chrome towel rail.

Outside

To the front, the gravel driveway provides two marked parking spaces for the Dylan Wing, and is surrounded by communal lawns. To the side of the apartment, and accessible from the French doors from the snug and from the dining room, a courtyard garden is laid to gravel and provides a wonderful seating or outside dining area. To the rear of Alum Bay house, a larger communal lawn is shared between all residents, benefitting from further magnificent rural views, and the apartment also has its own storage shed within the grounds.

The Dylan Wing presents an extremely rare opportunity to purchase a well-maintained and beautifully presented apartment, set in the most idyllic of locations overlooking the stunning western tip of the Island. An early viewing with Susan Payne Property is highly recommended.

Additional Details

Tenure - Leasehold with a share of the Freehold.

Lease - 125 Years from 25th March 2004

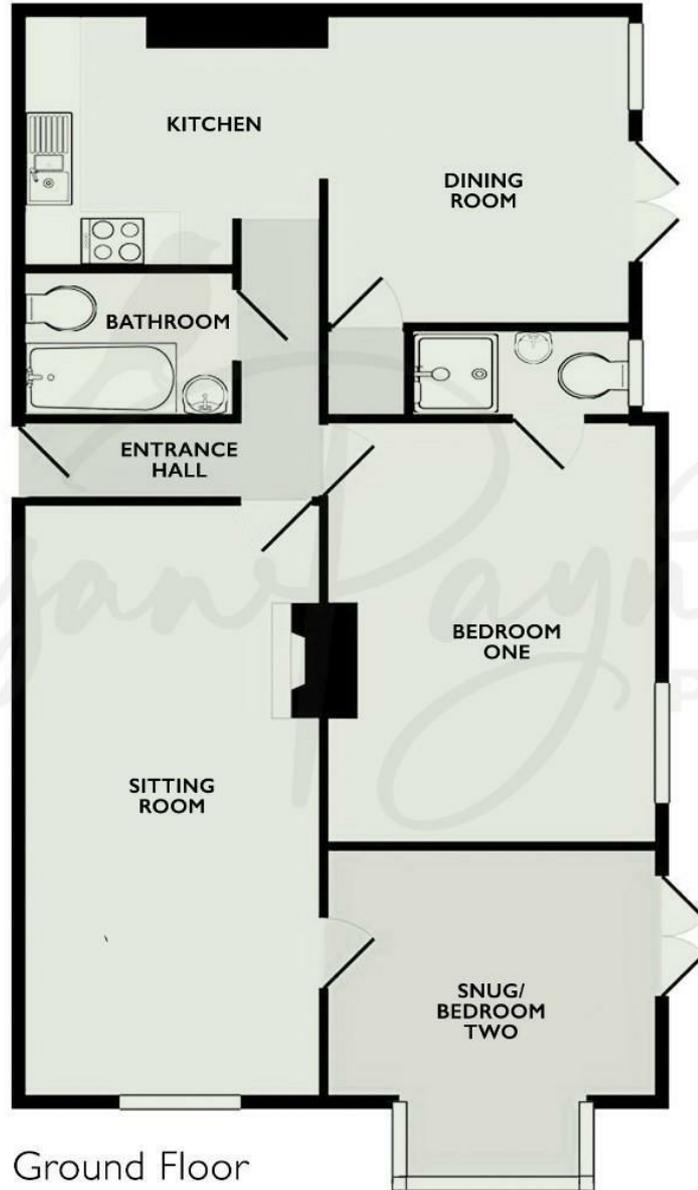
Service Charge - £2213.33

Council Tax Band: B

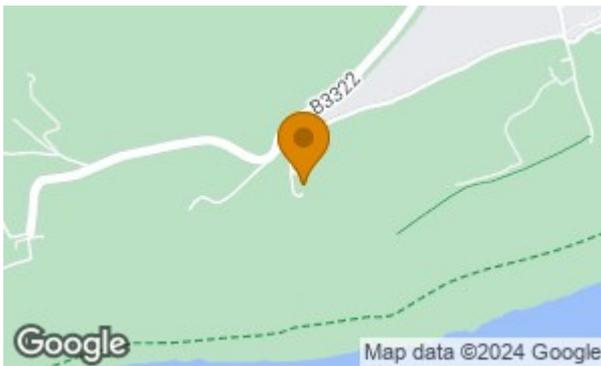
Services: Mains water, electricity and drainage



Floorplan for illustrative purposes only and not to scale



Ground Floor



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		EU Directive 2002/91/EC	72

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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