



The Penthouse

14 The Bayhouse Apartments, Shanklin, Isle of Wight PO37 6AG



Set on the Shanklin coastline and enjoying breathtaking sea views across the bay, this stunning duplex penthouse offers a luxurious lifestyle and boasts spacious accommodation, a generous balcony, garden and driveway parking.

- Exquisite three-bedroom duplex penthouse
- Private ground floor entrance
- Available fully furnished, if required
- Private driveway, exclusively for this penthouse
- Close to Shanklin Old Village and local amenities
- Outstanding development overlooking the bay
- Finished to the highest specifications throughout
- Ground floor terrace and balcony with panoramic sea views
- Set in a spectacular coastal location in an AONB
- Clifftop walks and golden beaches just a stone's throw away

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



Perched on a magnificent clifftop position, offering panoramic coastal views towards the chalk cliffs of Culver Down, this luxurious penthouse forms part of The Bayhouse Apartments; an exclusive development offering a blissful seaside lifestyle, yet conveniently positioned for the many local amenities of Shanklin. Constructed to the highest of standards, this superb development is situated within a historic conservation area and has therefore been sympathetically designed to exhibit traditional characteristics that complement the Victorian architecture within the surrounding area.

With the distinct advantage of occupying a prime position to the front of the building and closest to the sea, this Penthouse effortlessly maximises the panoramic outlook over the bay and offers extensive accommodation with stunning interiors providing an extremely high standard of finishes. From the moment you step inside, it is evident that no expense has been spared in the development of this beautiful seaside home. Enhancing the abundance of natural light that enters the penthouse, the immaculate decor features fresh white walls throughout and high-quality grey flooring includes a combination of cosy grey carpets and a waterproof wood-effect composite floor. This fabulous property boasts a stunning open plan living space with a beautifully designed kitchen complete with integrated appliances and three superbly finished double bedrooms which each feature a luxurious en-suite and dressing areas.

Boasting its own private driveway and entrance to the front elevation of the building, the spacious ground floor accommodation comprises an entrance hall with internal doors that lead off to a fabulous open plan living area, a generous en-suite double bedroom and a separate cloakroom. A staircase from the entrance hall leads to the first-floor accommodation which provides two breathtaking double bedrooms which have been designed to optimise the stunning sea views. Each of the first-floor bedrooms come complete with a dressing area featuring a built-in wardrobe and an en-suite shower room. Outside, the first-floor bedrooms enjoy an extensive balcony and there is a lawn and wrap-around paved terrace, providing a beautiful ground floor seating area which also serves as access to the entrance hall as well as the living area.

Located within an Area of Outstanding Natural Beauty (AONB) in the sought-after Chine Avenue, The Penthouse is perfectly positioned to take full advantage of the Isle of Wight's best-known stretches of golden sands and is just a short, scenic stroll to the stunning tree-lined gorge of Shanklin Chine and the historic old village of Shanklin with its thatched roof cottages. Shanklin Beach is lined with a traditional English seafront promenade and there are plenty of highly regarded beachside eateries. 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. A network of magnificent coastal footpaths are just a stone's throw away from the property connecting to Sandown in one direction and to the pretty coastal village of Bonchurch and Ventnor beyond, in the other direction.

Welcome to The Penthouse

With gated driveway parking for one vehicle conveniently positioned by the entrance, a wrap-around paved terrace leads to a wide glazed door with a window to the side and a set of French glazed doors which both provide access to the entrance hall. The paved terrace is edged with a green lawn and laurel hedging beyond which enhances privacy.



Entrance Hall

21'08 max x 9'08 max (6.60m max x 2.95m max)

With recessed spotlighting to provide illumination, this spacious hallway provides the versatility to be utilised as a home study area and a casual coffee spot from which you can admire the beautiful views. A composite wood-effect wood floor in grey provides a durable and well-presented finish which continues to the living area as well as a cloakroom, creating a sense of continuity. White tongue and groove panel doors lead off to other ground floor rooms from here and a large cupboard providing space and plumbing for a laundry appliance has coordinating double doors and houses a water cylinder as well as an electrical consumer unit. Warmed by a radiator, this naturally light area also benefits from a double socket point, a central heating thermostat, and a carpeted staircase leading to the first-floor accommodation.

Open Plan Living/Kitchen Area

21'07 max x 18'06 max (6.58m max x 5.64m max)

With a set of glazed French double doors and a glazed single door alongside a full-height window, this generous space takes advantage of the breathtaking sea views and enjoys plenty of natural light. This room is simply stunning and provides plenty of space to accommodate both dining space and a generous lounge area, perfect for allowing an easy flow and socialising with guests. The glass doors open to the glorious paved terrace providing the most fabulous outdoor dining space to enjoy the picturesque views with Culver Down in the distance. Both the lounge and dining area benefit from a radiator and a pendant light fixture with stylish recessed spotlights providing illumination to the kitchen area.

Fully incorporated into this open plan living space, the kitchen features a range of contemporary base and wall cabinetry in a matte midnight-blue shade with a handleless design creating a sleek, uniformed finish. The base units are topped with a high-quality composite countertop in a striking marble effect design and there is a smart metro tiled splashback in gloss-white. Located beneath a window to the side aspect is a stainless-steel sink and drainer with a swan neck mixer tap over, and there is an integrated family-sized dishwasher as well as a full-height fridge-freezer. The cabinets also house an integrated AEG electric oven with a matching microwave above and the countertop incorporates an AEG six-burner gas hob with a slim glass cooker hood over providing an extractor fan and lighting. A fabulous island coordinates perfectly with the rest of the kitchen and provides a casual dining spot with the added benefits of cupboard and drawer storage beneath. With a good range of cupboards and deep pan drawers, the cabinets also neatly conceal a dustbin caddy and a Vaillant gas boiler to ensure a cosy home.

Ground Floor Double Bedroom

18'07 max x 17'06 max (5.66m max x 5.33m max)

Benefitting from a ground floor position, this ample double bedroom provides the alternative option to be utilised as an additional reception room and is filled with natural light from a glazed door alongside a full-height window. Fitted with soft grey carpet providing a cosy feel underfoot, this neutrally decorated room is warmed by a radiator, has a ceiling light fixture and comes with the additional benefit of an en-suite bathroom. Further benefits include light switches positioned on either side of a bed space, a television aerial point and a radio connection socket.

En-suite Bathroom

Illuminated by recessed spotlighting, this contemporary en-suite bathroom is fully fitted with luxurious 'Roca' sanitaryware in white and has a grey wood-effect composite floor perfectly complemented by matte marble wall tiles around a full-sized panel bath. The bath features a contemporary chrome mixer tap and there is a rectangular vanity hand basin with a coordinating mixer tap plus a matte marble splashback and provides deep drawers beneath. A shelf area above the hand basin provides a useful space for storage or display of items and there is a dual-flush w.c. This en-suite bathroom also benefits from a chrome ladder-style heated towel rail, a handy shaver socket and an extractor fan.



Ground Floor Cloakroom

Beautifully finished, this spacious cloakroom provides convenient ground floor facilities with modern 'Roca' sanitaryware in white comprising a dual-flush w.c and a wall-mounted vanity hand basin with a chrome mixer tap and a large marble splashback tile. This room comes complete with a chrome ladder-style heated towel rail, a ceiling light fixture and an extractor fan.

First Floor

Fitted with a solid oak handrail and a soft grey carpet which continues to the bedrooms, a staircase from the entrance hall provides access to the spacious first-floor accommodation where the fresh white wall decor, high-quality flooring, and white tongue and groove style doors continue. The first floor comprises two generously proportioned double bedrooms each complete with a dressing area and a luxurious en-suite shower room.

Double Bedroom

16'07 max x 16'05 max (5.05m max x 5.00m max)

This cleverly formed bedroom has been designed around the position of a bed, which has been perfectly placed to enjoy the mesmerising sea views through a set of substantial glazed sliding doors which open to an extensive balcony. A half-wall room divider provides the space to accommodate the head of a bed and has useful socket points for bedside lampshades and other electrical items. With three ceiling light fittings to provide evenly distributed illumination, this bedroom also benefits from a radio point and television aerial connection, and there are two radiators to ensure a cosy space. Beyond the half-wall room divider, this carpeted room leads to tucked away dressing area which benefits from a substantial built-in wardrobe with sliding mirrored doors providing plenty of space to accommodate clothing. Additionally, the dressing area provides access to a stunning en-suite shower room.

En-suite Shower Room

Finished with the luxurious grey wood-effect floor as featured on the ground floor, this contemporary en-suite shower room with fresh white wall decor boasts a double walk-in shower cubicle featuring a modern deluge chrome fixture to provide an invigorating rainfall shower experience. With a beautiful matte marble tile surround, the shower benefits from an additional chrome shower attachment with coordinating controls and it is fully enclosed with sliding clear glass doors. A 'Roca' sanitaryware set in white comprises a dual-flush w.c and a wall-mounted rectangular vanity hand basin providing deep drawers beneath and a modern chrome mixer tap. The matte marble tiles also feature above a shelf area which benefits from a shaver socket and space to display items. Warmed by a large chrome ladder-style heated towel rail, this room also includes an extractor fan and recessed spotlights to provide stylish illumination.

Double Bedroom

16'07 max 16'05 max (5.05m max 5.00m max)

This additional first-floor bedroom is the mirror image of the adjacent bedroom, boasting the same quality finishes and an identical set of substantial glazed sliding doors opening to the extensive decked balcony. Again, a half-wall room divider with socket points creates space to accommodate a bed providing the perfect position to wake up to the unbelievable sea views beyond. With two radiators to provide warmth, this carpeted room also has three ceiling light fittings, a radio point and television aerial connection and a tucked-away dressing area including a substantial built-in wardrobe with sliding mirrored doors. A white tongue and groove style door opens to an en-suite shower room.



En-suite Shower Room

Perfectly coordinating with the other en-suite shower room, this stylish space also includes luxurious 'Roca' sanitaryware in white comprising a dual-flush w.c and a wall-mounted vanity hand basin with storage drawers beneath. The wood-effect composite floor continues here and the matte marble wall tiles also feature within a double shower cubicle complete with a deluge shower fixture and extra shower attachment for convenience. Illuminated by recessed spotlights, also located here is an extractor fan, a shaver socket and a large chrome ladder-style heated towel rail to provide warmth.

Balcony

40'8" x 10'2" approx (12.4m x 3.1m approx)

Maximising the uninterrupted sea views, this spacious balcony provides the ultimate outdoor space for the first-floor bedrooms and is beautifully finished with a high-specification composite wood-effect decking. With external lighting to provide nighttime illumination, this balcony provides a superb spot to arrange planters and outdoor furniture so that you can relax and admire the breathtaking views which provide a far-reaching coastal outlook towards the iconic Isle of Wight chalk cliffs of Culver Down.

Parking

Providing exclusive use for The Penthouse, contemporary gates provides access to a smart block paved driveway to the front elevation which offers off-road parking for one vehicle.

This sumptuous property offers an abundance of luxurious finishes and presents a fantastic opportunity to acquire a high-specification three-bedroom coastal home with panoramic sea views. Located in a convenient and highly desirable position in Shanklin, The Penthouse offers the opportunity to become a perfect permanent residence, an enchanting second home or an exciting investment opportunity. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Information

Tenure: Leasehold

Lease Term: 999 Years

Maintenance Fees: Approximately £1030 per annum

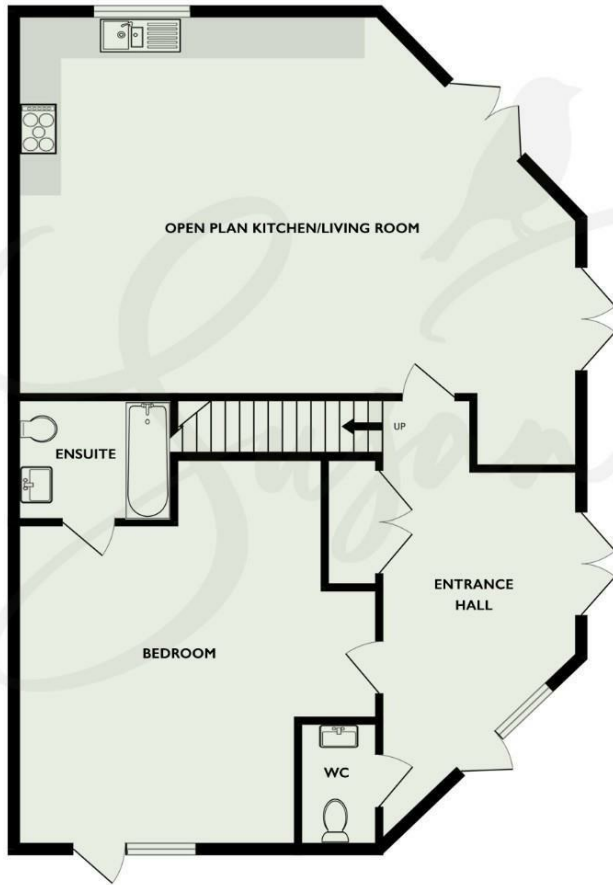
Council Tax Band: E (Approximately £2875.27 for 2024/25)

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

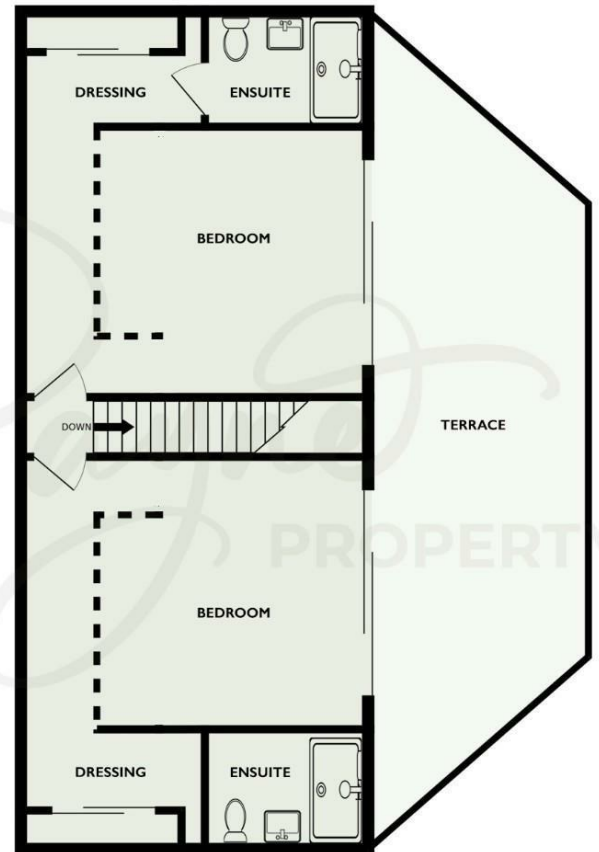
Fittings: The majority of the furniture and fittings which are not mentioned in this listing could be included in the sale if required.



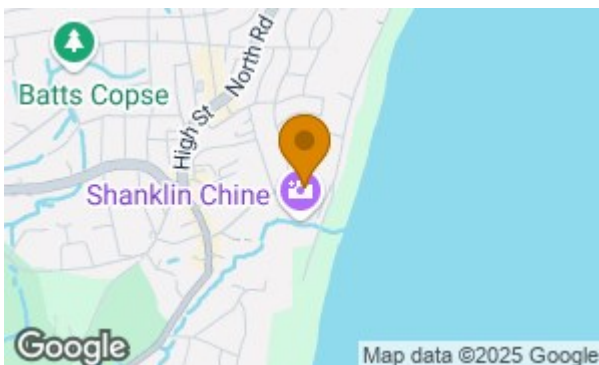
Ground Floor



First Floor



Floorplan for illustrative purposes only and may not be 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		
England & Wales	EU Directive 2002/91/EC	81 89

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:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.