



Lodge 26

St Helens Coastal Resort, Field Lane, St. Helens, Isle of Wight PO33 1UX



£110,000
LEASEHOLD



No 26 is a beautifully appointed, three-bedroom/two-bathroom holiday lodge which sleeps six, set within the delightfully landscaped grounds of the tranquil St Helens Coastal Resort.

- Large outside deck with an inset hot-tub
- Gas central heating and double-glazing
- Fantastic holiday letting opportunity
- Integrated appliances and fully furnished
- Village amenities, beaches and ferries nearby
- Spacious open plan kitchen and living area
- 365 days occupancy as a second home
- Private parking area
- Quiet, parkland setting with a seasonal pool on-site
- Close to St Helens village and the local Harbour

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

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Offering an idyllic coastal retreat, this luxurious lodge comes fully furnished and offers contemporary finishes with a soft neutral colour palette throughout. A 2019 'Clearwater' model, the lodge is insulated to a residential standard and has been maintained to an extremely high standard by the current owner. Light and bright accommodation comprises a welcoming entrance area, a modern, open-plan lounge/diner and kitchen area, with large sliding doors leading out to the wraparound sun deck and hot tub, an inner hall, three double/twin bedrooms, with a dressing room and ensuite from the primary suite, and a bathroom.

Nestled in the peaceful southeast corner of the Isle of Wight, St Helens Holiday Resort features an outdoor seasonal swimming pool, a fantastic adventure playground and is pet-friendly, making it the perfect choice for both families and couples alike. The charming village greens of St Helens are at the heart of community life, with sports regularly taking place throughout the year. Just a short stroll from the resort, you'll find a convenience store and post office, as well as a doctor's surgery and a selection of renowned restaurants, including a traditional village pub. Bembridge Harbour, located just outside the village, is home to the local marina and offers regular fishing charters, and at the other end of the village, the road leads to St Helens Duver, which sits at the mouth of the harbour. Here, you can enjoy the beach café and the beautiful, sandy beaches maintained by the National Trust. The dunes are a popular spot for dog walking, picnics, and barbecues, making it the perfect location for a relaxing day out. Additionally, frequent bus services connect the village to Newport and the seaside town of Ryde, offering easy access to mainland travel links. A large superstore is just a short ten-minute drive away, providing added convenience.

Welcome to Lodge 26

Gravel roadways lead past guest services, which is open between April and October annually, and through the park to Lodge 26. Parking is available, and steps lead up to the deck to create a welcoming to the lodge.

Lounge/Dining Area

19'7" max x 17'6" max (5.99m max x 5.34m max)

This inviting space features large triple-aspect windows and sliding doors leading to a beautifully decked dining area, perfect for outdoor entertaining. The room offers ample storage with a built-in unit and bookshelf, and a utility cupboard which is home to a combi boiler. A built-in gas fire creates a cosy atmosphere, and the dining area comfortably accommodates a table and chairs. The room is finished with a carpeted floor and has radiators for added warmth.

Kitchen Area

9'7" x 9'3" (2.94m x 2.84m)

The kitchen is well-appointed with windows to the side, letting in plenty of natural light. A range of matching wall and base units provides generous storage, while the four-ring gas hob and extractor hood offer a stylish cooking space. The built-in electric oven, grill, and microwave, along with an integrated dishwasher, washing machine, fridge, and freezer, ensure modern convenience. The stainless-steel sink and vinyl flooring complete the contemporary look.

Inner Hallway

A welcoming space with a carpeted floor and radiator, providing access to the bedrooms and the bathroom.

Bedroom One

9'6" max x 8'5" (2.90m max x 2.58m)

A spacious primary bedroom with a double-glazed window to the side, offering plenty of natural light. The room includes a double bed, radiator, and a carpeted floor. A door leads to the dressing room.

Dressing Room

5'7" x 3'10" (1.71m x 1.19m)

The dressing room offers built-in storage and hanging space, with a carpeted floor for added comfort. A door leads to the en-suite.



Ensuite Shower Room

The en-suite features a frosted window to the side, a modern shower cubicle with thermostatic shower, and a vanity unit with an inset wash hand basin and a low-level WC. The heated towel rail adds a touch of luxury, while the extractor fan and vinyl floor complete the space.

Bedroom Two

10'4" x 8'0" max (3.16m x 2.46m max)

This bright room features a window to the side, two single beds, and built-in wardrobes, providing plenty of storage. The room is finished with a carpeted floor and radiator.

Bedroom Three

9'5" max x 8'3" (2.89m max x 2.52m)

Another well-sized room with a window to the side, two single beds, and built-in storage. The carpeted floor and radiator ensure comfort throughout.

Shower Room

A stylish shower room with a frosted window to the side, featuring a thermostatic shower cubicle, vanity unit with inset wash hand basin, and heated towel rail. The extractor fan and vinyl flooring complete the room, with WC for convenience.

Outside

The property benefits from a delightful decked patio area, complete with a picket fence and views across the landscaped grounds of the park. There is plenty of space for outside dining and seating, and there is also a substantial hot-tub set into the decking. The resort also benefits from a seasonal outdoor swimming pool, an adventure playground and plenty of open green spaces.

This luxurious lodge offers a peaceful coastal retreat, set within the serene St Helens Coastal Resort, boasting modern finishes and contemporary decor, and with convenient access to local amenities, beautiful beaches, and outdoor recreational activities. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold/Licence

Licence Term: 20 years

2024 Site Fees: £5500.00 per annum (can be paid annually in January or monthly by direct debit)

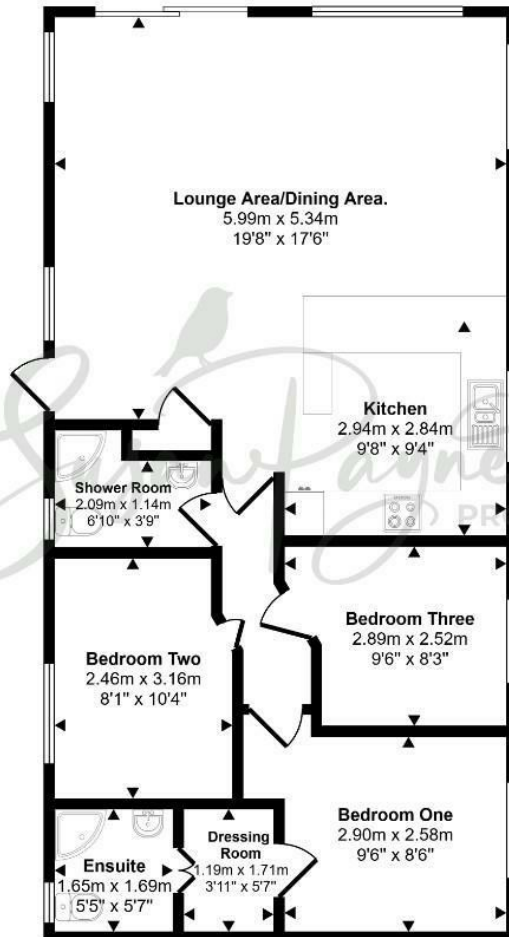
Pets Allowed: Yes

Council Tax Band: N/A (business rates are paid by the resort and included in the site fee)

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



Approx Gross Internal Area
74 sq m / 793 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	

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.

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