



# 1, Beaumont Place

Steeptill Road, Shanklin, PO37 6AH

**£485,000**  
FREEHOLD



Peacefully set back from the town with beautiful sea and downland views, this spacious four-bedroom home offers generous entertaining space, three washrooms, and a large garage, all within walking distance to amenities.

- Spacious, detached family home
- Spacious ground floor accommodation
- Magnificent sea views and downland views
- Low maintenance wrap around garden
- Convenient for local amenities, beaches, and theatre
- Four double bedrooms. Family bathroom & 2 en-suites
- Bright and neutral interiors throughout
- Large garage and off-road parking
- Peaceful location, walking distance from town
- Double glazing and gas central heating

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

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Perfectly positioned for a quiet yet convenient lifestyle, this double fronted detached property offers the best of both worlds with the beach and town reaches within a ten-minute walk. The accommodation comprises a large porch and entrance hall leading to the sitting room and to the open plan living area and kitchen. The kitchen leads to the utility room and ground floor cloakroom, as well as the conservatory. The stairwell from the entrance hall leads to the spacious first floor landing, making way to four double bedrooms (two with en-suites) and a large family bathroom. Outside, the property benefits from a small wrap around garden which is mostly low maintenance and there is a large garage situated to the side of the shared driveway area. Beyond the garage is a little terraced area with uninterrupted views looking over Sandown Bay towards Culver Downs.

Set within an Area of Outstanding Natural Beauty (AONB), 1 Beaumont Place is just a short, scenic stroll to the historic old village of Shanklin with its thatched roof cottages and the stunning tree-lined gorge of Shanklin Chine. Situated just a stone's throw away within the sheltered bay below is the Isle of Wight's best-known stretches of golden beaches which back onto a traditional English seafront promenade and there is a network of magnificent coastal footpaths which connect to Sandown in one direction and to the pretty coastal village of Bonchurch and Ventnor beyond, in the other direction. The Big Mead Park with its duck pond is within easy walking distance from the property, as is Rylstone Gardens which features music in the park to enjoy during the warmer months of the year. There are plenty of highly regarded beachside and clifftop eateries including the charming, thatched Fisherman's Cottage pub at the foot of Shanklin Chine and the highly regarded Hideaway Restaurant and Bar perfectly situated upon the cliff. 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.

#### **Welcome to 1 Beaumont Place**

Situated at the end of Steephill Road, with no through road, the driveway to the property is accessed through an old stone wall, which is shared with one other property. The large, detached garage faces the property and provides off road parking in front.

#### **Porch and Entrance Hall**

The front door opens into a spacious entrance hall fitted with wooden flooring that continues through the ground floor. The stairwell to the first floor is found here and benefits from understairs storage.

#### **Sitting Room**

Boasting 2 windows to the front aspect with sea glimpses, this generous room offers ample space for a large sofa and benefits from a gas fire as the focal point of the room.

#### **Open Plan Living and Kitchen**

Double French doors from the entrance hall open into the open plan living space which features space for dining and living furniture as well as being semi-open plan with the large kitchen. With plenty of natural light from the triple aspect windows to the front, side, and rear this space enjoys sunshine for most of the day and is the perfect entertaining space for family and friends. Through an opening is the kitchen, fitted with a range of wood effect base and wall cabinets, this kitchen offers ample storage space as well as a 'Smeg' range cooker, and a dishwasher.

#### **Conservatory**

Attached to the side aspect of the property, with a south facing position, this lovely spot offers a fantastic space to sit and relax in, with it being completely private. There is also possibility to remove this to create a lovely outdoor patio space, if desired by the new owners.



### **Utility Room**

Fitted with a base unit with a sink and drainer, this handy utility room offers undercounter space and plumbing for one appliance. The space also features a partially obscure glazed door to the rear, and the gas combination boiler. There is access to the cloakroom from here and an obscure glazed window to the side access brings natural light into the space.

### **Cloakroom**

Equipped with a w.c and a pedestal hand basin, this handy ground floor cloakroom is an essential to a family home.

### **First Floor Landing**

The stairwell from the entrance hall leads up to the bright and spacious galleried landing which is carpeted and flows through most of the first floor. There is access to four double bedrooms (two with en-suites), a family bathroom, plus an airing cupboard and access to the loft.

### **Bedroom One**

Flooded with natural light from the patio doors to the front aspect offering magnificent sea views and access to a balcony, this fantastic double bedroom is fitted with built in wardrobes and benefits from an en-suite shower room.

### **En-Suite**

Fully equipped with a large shower, a pedestal hand basin, and a w.c, this modern suite is neutrally decorated and features an obscure glazed window to the front aspect. The space is finished with a chrome heated towel rail.

### **Bedroom Two**

Situated at the front of the property with stunning sea and downland views towards Culver Downs, this bright and airy double bedroom benefits from built in cabinetry, patio doors to a little balcony, plus access to an en-suite shower room.

### **En-Suite**

Benefiting from an obscure glazed window to the side aspect, allowing plenty of natural light into the room, this en-suite comprises a large shower cubicle, a pedestal hand basin, a w.c, and a chrome heated towel rail. The space also benefits from a dressing area and continues the neutral décor from the other en-suite shower room.

### **Bedroom Three**

Flooded with natural light from the window to the side aspect, this double bedroom continues the neutral décor and the carpet.

### **Bedroom Four**

Fitted with a range of built in cabinetry, this double bedroom offers a large obscure glazed window to the side aspect, filling the room with natural light whilst keeping the room private.

### **Family Bathroom**

Generously proportioned and fitted with a jacuzzi bath & separate shower enclosure, a pedestal hand basin, and a w.c, this neutrally finished bathroom features an obscure glazed window to the rear aspect and is fitted with a chrome heated towel rail.

### **Outside**

The property benefits from a small, wrap around low maintenance garden with a raised bed to the rear of the house, offering opportunity for planting or vegetable growing. The paving continues around the property to the front. The front garden is partially gravelled making it an ideal spot for potted plants and features a paved ramp and steps up to the front door. Additionally, there is a terrace to the rear of the garage which offers a private entertaining space with potential for the new owners to make their own.





### **Parking and Garage**

Benefitting from an electric up and over door, this large garage provides storage space as well as parking for a car or motorbikes. Fitted with electric, there is opportunity to install electric car charging point, if required by the new owners. The shared driveway and garage offers parking for up to three vehicles, one within the garage, and two parked in front.

1 Beaumont Place offers an exciting opportunity to acquire a detached four bedroom house with stunning views, spacious accommodation, complete with garage and off road parking. A viewing is highly recommended by the sole agent, Susan Payne Property.

### **Additional Details**

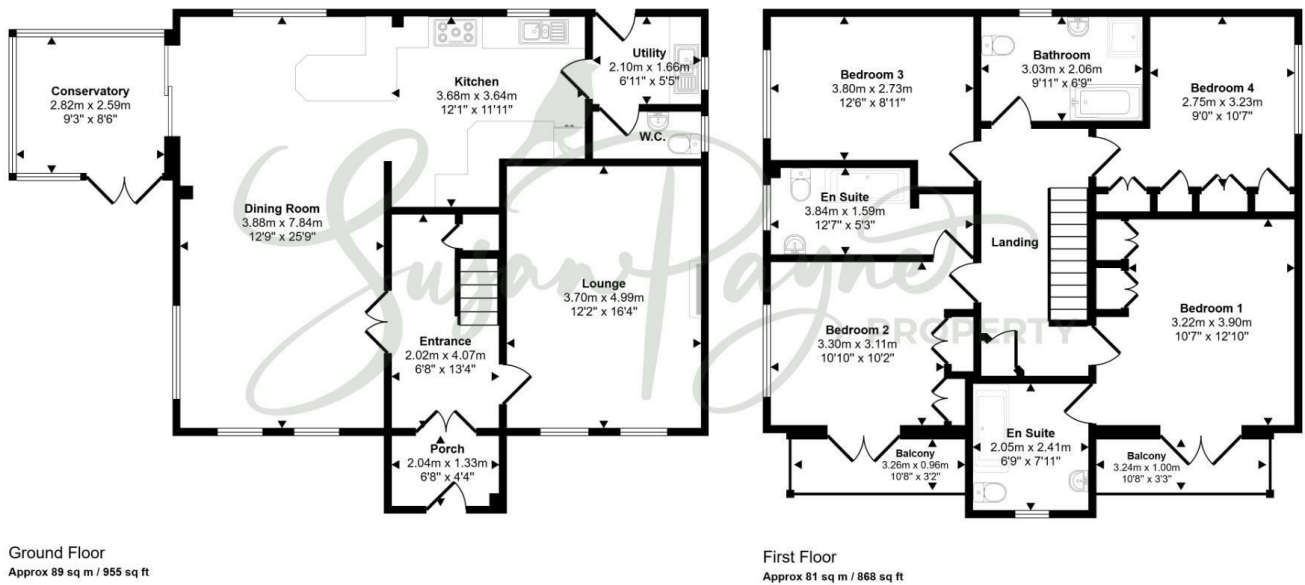
Tenure: Freehold

Council Tax Band: E (approx. £2,875.27 pa – Isle of Wight Council 2024/2025)

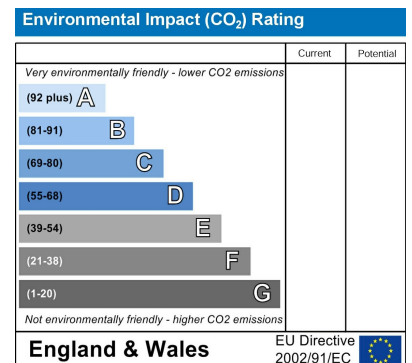
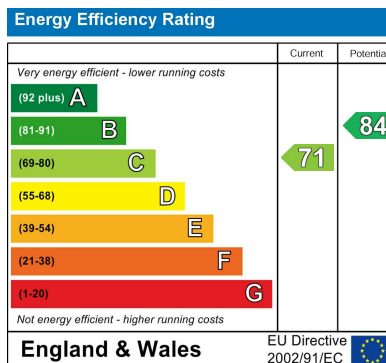
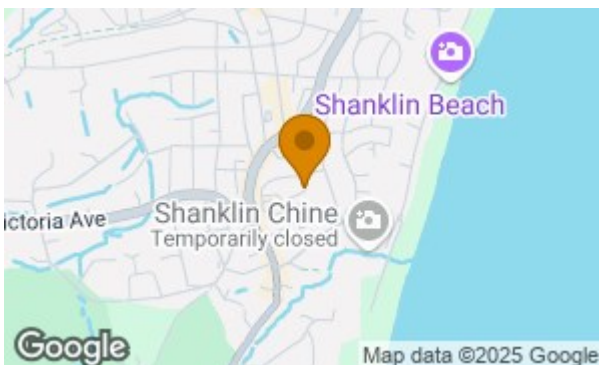
Services: Mains water, gas, electric, and drainage



Approx Gross Internal Area  
169 sq m / 1823 sq ft



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.



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