

SPENCE WILLARD



Apartment 9, The Bay House, 8 Chine Avenue, Shanklin, Isle of Wight, PO37 6AG

An impressive duplex apartment, boasting wonderful sea views, exceptional designer and luxury interiors. Off-road parking and private outside space.

VIEWING

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Constructed in 2022, The Bay House apartment is a superb cliff side development enjoying panoramic views over Sandown and Shanklin Bay through to Culver Cliffs and Luccombe Downs. The location is fantastic with just a short walk down to the sandy beach, Shanklin Old Village and is situated in what is a picturesque and convenient yet quiet part of this coastal town.

The attractive development was designed by award-winning architect Lincoln Miles and comprises glazed balustrades set against rendered elevations, a slate tile roof and the development comprises only 14 apartments all with dedicated off-road parking and high specification interiors. There are uPVC sliding doors onto private balconies and luxury vinyl floors, whilst interiors have been styled to provide a tasteful, executive finish boasting great kitchens and bathrooms and generous proportions throughout. Apartment 9 is accessed on the ground floor with an upside down living arrangement, comprising cloakroom and two bedrooms, both of which enjoy ensuite bathrooms and access to the private terrace. Stairs lead to an open plan kitchen, dining, living area on the first floor as well as a separate W.C. and large balcony enjoying glorious views over The Bay and to the English Channel. Externally the property is beautifully maintained with raised planters incorporating Laurell hedging, beds with Agapanthus and coastal sea grasses and a bin store concealed by charcoal painted trellis.

A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours.

Accommodation

Entrance

Steps lead up to a communal entrance with audio entry phone.

Hallway

With plenty of space for hanging coats and deep under stair cupboard with electric consumer unit.

Bedroom 2

A good sized double bedroom with carpeted floor, window and door overlooking lower private terrace.

Ensuite Shower Room

With walk-in shower, tiled walls, tall towel radiator, wall-mounted Roca vanity unit wash basin and W.C.

Bedroom 1

A substantial bedroom with carpeted floor, window and door onto the private terrace and sea glimpses.

Ensuite Bathroom

With panelled bath with shower over, tiled walls, tall towel radiator, vanity unit wash basin and hidden cistern W.C.

First Floor

Carpeted stairs lead to an open plan upper living area with a W.C. An impressive open plan kitchen, dining and living area. A large seating area with views to Culver Down and the mainland beyond. The kitchen is fully equipped with a range of undercounter and wall-mounted storage units in light grey. Incorporating a 1.5 bowl stainless steel Franke sink with mixer tap over, integrated AEG dishwasher, four ring gas hob with extractor over and mid level oven and grill. Integrated cupboard housing Vaillant boiler and integrated fridge/freezer, washing machine and tumble dryer. LVT floors and a large space for a dining table, whilst the balcony is a fantastic spacious area with composite decking, glazed balustrades with a stainless steel rail and glorious views over the cliff path and out to sea.

Outside

The Bay House Apartments is located a short walk to the beach and has its own private balcony and courtyard garden, both laid with composite decking and enjoying an easterly aspect, where there is a glorious sea view from the first floor.

Services

Mains electricity, water and drainage. Heating is provided by a gas fired boiler located in the kitchen and delivered via radiators.

Tenure

The property is offered Leasehold with the balance of a 999 year lease from 2022. Professionally managed there is a management fee covering maintenance and buildings insurance of approximately £950pa.

EPC Rating

B

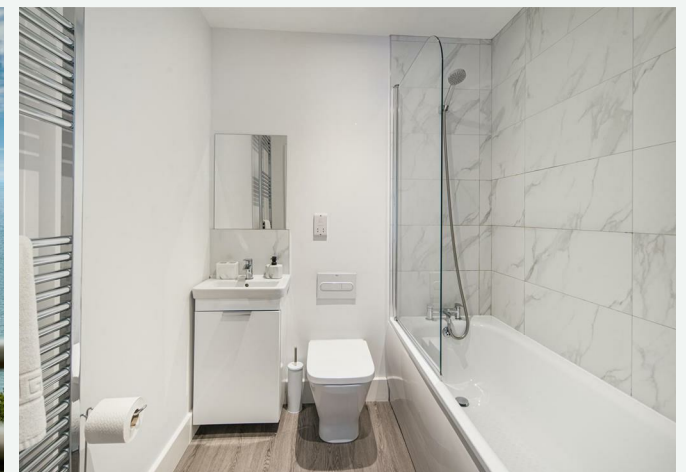
Council Tax

Band D

Post code

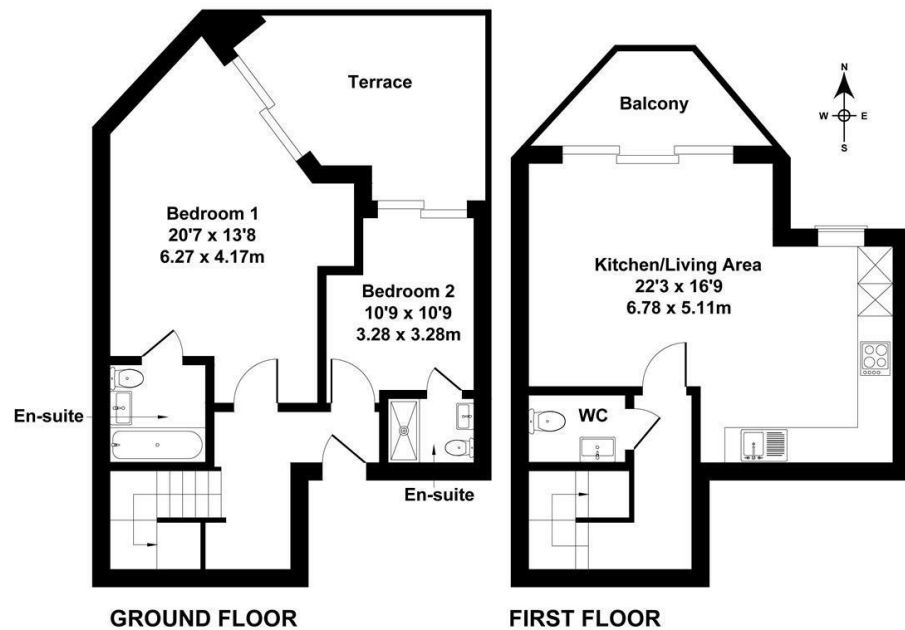
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Viewings All viewings will be strictly by prior arrangement with the sole selling agents: Spence Willard



9 The Bay House Apartments

Approximate Gross Internal Area
786 sq ft - 73 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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