

SPENCE WILLARD



The Sea Terrace, 2 Esplanade, Shanklin, Isle of Wight, PO37 6BN

A beautifully appointed coastal cottage with exceptional sea views, outside space and under croft garage.

VIEWING

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The Sea Terrace occupies a superb beachfront position in a particularly idyllic and sought-after part of Shanklin, tucked away at the end of a no-through road. This quiet setting offers a high degree of privacy and tranquillity, whilst being within easy reach of the town's amenities.

Shanklin is renowned for its expansive sandy beach, traditional seaside charm and the picturesque Old Village, with its thatched cottages, inns and restaurants. The property is well placed for access to coastal walks, the scenic Shanklin Chine and a range of leisure activities along the esplanade, including cafes, restaurants and family attractions.

Believed to date from circa 1880, The Sea Terrace is an elegant and stylishly presented coastal cottage arranged over three floors, enjoying uninterrupted sea views from all principal rooms and has a proven track record as a successful holiday let for 10 years. The property has been thoughtfully configured to make the most of its outstanding position, with light-filled accommodation and a contemporary interior complementing its period origins. A particular feature is the seamless connection between the internal living spaces and the various sun terraces, allowing for year round enjoyment of the coastal setting and panoramic outlook across the bay towards Culver Cliffs.

Accommodation

Ground Floor

The accommodation is arranged over three floors and offers well-balanced and versatile living space. On the ground floor, the property opens into a sociable open-plan kitchen and dining area, forming the heart of the home. The kitchen is well equipped with a range cooker, integrated appliances and a coffee machine, with a separate utility area providing additional storage and laundry facilities. The dining area is positioned to take full advantage of the sea views, with large windows and double doors opening onto a balcony, creating a delightful space for both everyday living and entertaining. The garage also has storage to the back, which continues the full length across the back of the house, which sits underneath the concrete super structure built along the back of the property.

First Floor

The first floor provides an elegant sitting room, with extensive glazing framing far-reaching coastal views and French doors opening onto a generous terrace. This level also accommodates two well-presented double bedrooms, both enjoying sea views and en-suite facilities. One bedroom can be arranged as either twin beds or a king-size, offering flexibility.

Second Floor

The second floor is dedicated to the principal bedroom suite, forming a particularly impressive and private retreat. This room benefits from a seating area, stunning elevated views and an en-suite bathroom with both bath and shower. Double doors open directly onto a roof terrace, creating an exceptional vantage point from which to enjoy the surrounding seascape.

Outside

The outside areas are a notable feature of the property, with two terraces designed to maximise the coastal aspect. The principal terrace, accessed from the sitting room, provides an ideal space for outdoor dining and entertaining, whilst the upper terrace adjoining the principal bedroom offers a more secluded and private setting. Both enjoy spectacular uninterrupted sea views. The property also benefits from a tranquil area adjacent to the cliffside setting, adding to its charm and sense of seclusion.

Parking

Along with the garage, which is an electric up and over door, there is also residents parking available for up to 2 spaces per household along the sea front at a cost of £72.00 per annum for the first vehicle and £100.00 per annum for the second vehicle, if required.

Services: Mains electricity, water, and drainage are connected. Heating is supplied by a gas-fired boiler located in the utility room.

Tenure: The property is offered freehold.

Council Tax: Small business rates

EPC Rating: C

Postcode: PO37 6BN

Viewings: Strictly by prior appointment through the sole selling agent, Spence Willard.

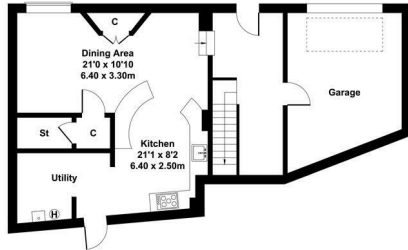


The Sea Terrace

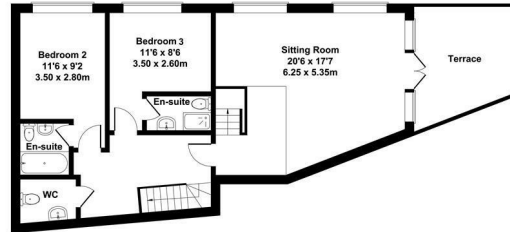
Approximate Gross Internal Area
2024 sq ft - 188 sq m



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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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