

49a, High Street

Shanklin, Isle of Wight PO37 6JJ



Conveniently situated with local amenities on the doorstep, this beautiful three-bedroom maisonette offers spacious accommodation with three bathrooms, a rear balcony and a courtyard.

- Stunning three-bedroom maisonette
- Beautiful Victorian features throughout
- Large, airy open plan living space
- Opportunity to put your own stamp on
- Convenient location for travel links
- Arranged over two floors
- Three contemporary washrooms
- Balcony and a low maintenance courtyard
- Local amenities and Old Shanklin Village on the doorstep
- Gas central heating and double glazing

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

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Beautifully presented with an array of characterful features, this property benefits from neutral décor throughout offering a fantastic opportunity for the new owners to put their own stamp on the property. Arranged over two floors, the property presents three double bedrooms, three contemporary washrooms, and one large open plan living space with a sizeable galley kitchen. Outside, the property benefits from a low maintenance courtyard with a gate leading to the car park at the rear of the property and access to a first floor balcony with lovely views. Permit parking is available in the car park to the rear of the property. Its fantastic location within this seaside town offers potential to be used as a holiday let, offering visitors the convenience of high street amenities and a short walk from the golden sandy beaches.

49a High Street is perfectly positioned to enjoy all that this popular Victorian seaside resort has to offer such as its expansive sandy beaches, the historic old village with its thatched-roof cottages, the bustling town centre with its range of shops and restaurants, and the stunning tree-lined gorge of Shanklin Chine; all of which are located within short walking distance from the property. Shanklin boasts some of the Isle of Wight's best-known stretches of golden beaches which back onto a traditional English seafront Esplanade with fun for all the family plus there is a network of magnificent coastal footpaths which connects the East Coast of the Island, from Ventnor to Sandown and beyond. Keats Green and the promenade along with the Lift and Osborne Steps leading directly to the beach are all within easy walking distance from the property, in addition to the nearby beautiful 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 Inn and the Chine Inn at the foot of Shanklin Chine as well as the Hideaway Restaurant and Bar perfectly situated upon the clifftop. The area is well connected with excellent transport links including bus and direct train links to Ryde which connect with high-speed ferry links to the mainland, with the Island to London journey taking less than two hours.

Welcome to 49a High Street, Shanklin

Forming part of the high street, this charming maisonette is decorated with grey painted quoin detailing which matches with the shop front under. A grey composite door opens into the entrance hall.

Entrance Hall

extending to 33'03 (extending to 10.13m)

This large entrance hall benefits from tall ceilings with a traditional decorative archway, a wood effect laminate flooring, and neutral décor. Two radiators (one a column radiator) warm this space plus there is access to the ground floor bedroom and the stairs to the first floor.

Ground Floor Bedroom

15'01 x 10'06 max (4.60m x 3.20m max)

This double bedroom continues the flooring from the entrance hall and offers a window to the side aspect and a glazed door out to the rear courtyard. There is a door to the en-suite shower room and the space is lit by a ceiling light, plus there is a radiator.

En-Suite Shower Room

A couple of steps up from the bedroom is this large en-suite shower room which has potential to install a bath as well as a shower. The exposed wooden floorboards continue the traditional charm of the property, and the room offers a double sized shower cubicle with a rainfall shower head, a vanity hand basin, a dual flush w.c, and a window to the rear aspect.

Stairwell

This carpeted stairwell with a white painted spindle banister leads to a midway landing, providing access to a bedroom and a shower room, and to the first floor. The midway landing has a beautiful traditional style archway which leads to a small lobby.



Bedroom Two

11'00 x 9'08 (3.35m x 2.95m)

The bedroom offers patio doors out onto the balcony to the rear, a radiator and a ceiling light. A dark wood effect laminate finishes this room.

Shower Room

Previously used as an en-suite to bedroom two, this shower room comprises a dual flush w.c, a shower cubicle with a rainfall shower, a vanity hand basin, and a chrome heated towel rail. The space is finished with a white tile wall surround, neutral floor tiles, an extractor fan, and a light.

Bedroom Three

11'07 x 9'06 (3.53m x 2.90m)

This carpeted, double bedroom is heated by a radiator and lit by a ceiling light, plus it offers an opening into the bathroom.

En-Suite Bathroom

Presenting a beautiful en-suite bathroom with a traditional style roll top bath, a dual flush w.c, and a wall mounted hand basin, this space is finished with white tile wall surround, white painted floorboards and offers a large window to the rear aspect.

Open Plan Living Space

24'03 x 21'10 max (7.39m x 6.65m max)

Flooded with natural light from the bay window to the front and a large window to the front, this stunning and spacious room offers dining and living space as well as a large galley style kitchen. The kitchen space is divided by a wall with two large openings which lead into the living and dining area, plus it is finished with white painted wooden floorboards and white wall décor. The kitchen offers a galley style kitchen with white wooden cabinets with a solid wood worktop. The worktop integrates an undermount Butler sink and provides undercounter space for an appliance. A freestanding gas cooker can be found between the cabinets with a cooker hood over, stainless steel splashback surround, and the space is lit by three multi-pendant ceiling lights. The large living and dining space is light and airy and exudes period charm and character. Warmed by four column radiators and lit by two pendant ceiling lights, the space offers plenty of room to arrange furniture in the new owners' specifications. Partially divided by a wall with two large openings, this space is easily accessible to the galley kitchen.

Garden

Accessed from the ground floor bedroom or the second bedroom, this outdoor space provides a low maintenance courtyard with a gate to a rear access, leading to the car park. From this space, there is a metal staircase leading to the balcony which enjoys lovely views towards Lucombe Downs and over Shanklin town.

Parking

Permit parking is available in the car park to the rear of the property, Orchardleigh Road Car Park. Please see Isle of Wight Council website for more information.

49a High Street Shanklin presents a fantastic opportunity to acquire a spacious three-bedroom maisonette within a convenient location, ideal for holiday lets. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Leasehold

Lease Length: Approx 700 years remaining

Council Tax Band: A

Services: Mains water and drainage, gas, electricity



Please note these floorplans are not to scale - for visual purposes only



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Agent Notes:

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