



Proudly Present For Sale

# No 3 @ The Bayhouse

The Bayhouse Apartments, 8 Chine Avenue, Shanklin, Isle of Wight PO37 6AG

**£400,000**  
LEASEHOLD



Just moments from sandy beaches and Shanklin Old Village, this luxurious coastal retreat is nestled upon the spectacular Shanklin coastline and provides two en-suite bedrooms and an open plan lifestyle.

- Luxuriously appointed duplex holiday apartment
- Two beautiful en-suites as well as a cloakroom
- First-floor open plan living with a glass balcony
- Exclusive brand new coastal development
- Moments from golden beaches and Shanklin Old Village
- 52-week occupancy
- Two double bedrooms with a ground floor terrace
- Private parking bay for one vehicle
- Set within a beautiful conservation area
- An abundance of local amenities nearby

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

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Situated in an enviable location providing the perfect combination of tranquillity and conveniences on the doorstep, The Bayhouse Apartments provides an exciting opportunity to purchase an exquisite island seaside retreat at one of the Isle of Wight's most popular seaside resorts.

As well as offering the new owner a luxurious second home by the coast, apartment number three offers huge potential as a lucrative holiday let investment and comes complete with a 52-week occupancy. Arranged over two floors, this outstanding duplex apartment is positioned to the east elevation of this beautifully designed building and offers stunning interiors finished with high-specification materials to create a contemporary style and a luxurious touch. A classy first-floor open-plan living space with a high-specification kitchen complete with integrated appliances provides a fantastic sociable environment while the food is cooking and there is a decked balcony edged with a stylish glass balustrade offering side sea views. The first floor also benefits from a handy cloakroom which provides a laundry appliance area and a staircase leads down to two beautifully appointed double bedrooms, each boasting a superb en-suite and extending to a delightful seating terrace where you can awaken the senses in the fresh sea air. Additional benefits include a security entry system and an allocated parking bay for one vehicle within a private residents' car park.

Situated within a beautiful conservation area, this exclusive development of 14 luxury apartments has been constructed to the highest of standards and has been designed to reflect the traditional Victorian architecture within this historical area. Perched upon a magnificent clifftop with panoramic sea views across the bay, The Bayhouse is positioned on a spacious corner plot, set back from the cliff path providing a sense of grandeur and space. The spectacular cliff path is a peaceful, green stretch along the coastline providing glorious sea views as far as the eye can see and connects to Sandown in one direction and to the pretty coastal village of Bonchurch and Ventnor beyond, in the other direction.

Located just two hours from London via ferry or hovercraft travel, the Isle of Wight is arguably one of the UK's top staycation hot spots offering some of the warmest weather in Britain and an abundance of attractions, activities and events to enjoy all year round. Beautiful Shanklin offers all the charm of a traditional Victorian seaside resort with its perfect blend of classic seaside amenities, a quaint "chocolate-box" village and long stretches of golden beaches set against dramatic sandstone cliffs, all located within short walking distance from The Bayhouse Apartments. The town centre is also just moments away and offers a variety of unique shops and a superb choice of eateries, as well as a popular theatre hosting top acts all year round. Other useful local amenities include a range of supermarkets, a medical centre and a pharmacy, plus excellent transport links including bus and direct train travel to Ryde which provides ferry links to the mainland connecting with the national motorway network and direct trains to London Waterloo.

### **Welcome to No.3, The Bayhouse Apartments**

To the side elevation of the building from Chine Avenue, a set of steps continuing to an elevated walkway with a glass balustrade leads to an expansive glass communal entrance which opens to a shared entrance hall providing access to apartment three at the end of the hallway.

#### **Entrance Hall**

*extending to 17'03 (extending to 5.26m)*

Through an entrance door, a well-presented hallway with its cosy light grey carpet and white wall decor provides an accurate glimpse at the pristine interiors that echo throughout the apartment. A carpeted staircase with a white spindle balustrade to the left leads down to the two bedrooms on the ground floor and there is access to a spacious first-floor cloakroom. Illuminated by recessed spotlights, this space provides a set of double doors which open to the living accommodation.

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

*28'05 x 10'10 (8.66m x 3.30m)*

Beautifully designed to offer an open plan lifestyle with a lounge-diner area and modern kitchen, this space offers a contemporary, sociable environment to relax and enjoy quality time together. A set of glazed sliding doors provide a wonderful transition to a decked balcony providing a fabulous outdoor dining spot with side sea views towards the bay. Fitted with a telephone/internet point, and connections for TV, radio, and satellite reception, this room is warmed by two radiators, and also includes two pendant light fittings, plus a security entry phone.

With a window to the side aspect, the stylish kitchen area is fitted with high-specification modern cabinetry in light grey complete with a range of integral 'AEG' appliances comprising a fridge-freezer, a dishwasher, and an electric cooker plus a gas hob with a cooker hood and black glass splashback over. With a neutral tile splashback, a composite marble-effect countertop incorporates a 1.5 stainless steel sink and drainer, and there is a Vaillant gas combination boiler housed within one of the cupboards.

### **Balcony**

Featuring composite decking and a glass balustrade, this wonderful balcony provides space to position outdoor seating from which you can enjoy the lovely side sea views whilst enjoying casual alfresco dining in the fresh coastal air.

### **First Floor Cloakroom/Utility Room**

Accessed via the entrance hall, this room provides the first floor level with modern w.c facilities and is beautifully completed to coordinate with the ground floor en-suites with its high-quality 'Roca' white sanitaryware comprising a dual flush w.c and a wall-mounted vanity unit complete with an integral hand basin fitted with a chrome mixer tap. Featuring recessed spotlights and a heated ladder-style towel rail, this space also houses an electrical consumer unit and has been designed to accommodate a washing machine area. This cloakroom is finished with a composite wood-effect floor and matt marble splashback wall tiling.

### **Ground Floor Lobby**

A staircase from the first floor leads down to a ground floor lobby where two en-suite double bedrooms can be accessed. Fitted with a radiator and pendant light fitting, this lobby area continues with the light grey carpet complemented by white painted walls which feature throughout the bedrooms.

### **Bedroom One**

*18'07 x 16'06 max (5.66m x 5.03m max)*

Connecting to a paved seating terrace via a glazed door, this generously proportioned double bedroom provides the opportunity to step outside in the mornings and be awakened by the fresh sea air. Benefiting from a fitted wardrobe with sliding mirrored doors, there is an ample amount of space to arrange bedroom furniture and a separate door opens to a luxurious en-suite bathroom. Additionally, a radiator and a pendant light fitting are located here.

### **En-suite Bathroom**

Featuring luxurious marble tiling, this bathroom boasts contemporary 'Roca' sanitaryware in white comprising a dual flush w.c, a hand basin upon a wall-mounted cabinet and a panel bath, all with modern coordinating chrome fixtures. Finished with a composite wood-effect floor, this room also includes a ladder-style towel rail, a handy shaver socket and recessed spotlights.

### **Bedroom Two**

10'06 x 9'05 (3.20m x 2.87m)

As featured in bedroom one, the room enjoys access to the delightful ground floor terrace through a glazed door and also enjoys the luxury of having access to an en-suite shower room. Providing a telephone/internet point, and connections for TV, radio, and satellite reception, this carpeted room also benefits from a built-in wardrobe, a pendant light fitting and a radiator.

### **En-suite Shower Room**

Finished with a composite wood-effect floor and large scale marble tiling, this luxurious shower room boasts a double walk-in shower cubicle with glass doors and a rainfall style shower fixture with an additional handheld fitting. High-quality sanitaryware includes a dual-flush w.c and a hand basin upon a wall-mounted cabinet complete with coordinating chrome fixtures. Also located here is a shaver socket, a ladder-style heated towel rail and recessed spotlights.

### **Parking**

Located within a private residents car park to the rear of the building, an allocated parking bay for one vehicle is included with each apartment.

Surrounded by an abundance of local amenities and glorious beaches, this superb, brand new duplex apartment with luxurious high specification finishes offers a truly unique and rare opportunity to acquire a personal second home to retreat to or an exciting investment opportunity.

### **Additional Information**

Tenure: Leasehold

Lease Term: 999 Years

Maintenance Fees: Approximately £1030 per annum

Council Tax Band: TBC

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

\*\*\*There are further luxury, brand new apartments available in this location. Please call Susan Payne Property on 01983 566244 for more details.\*\*\*

## Ground Floor



## First Floor



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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