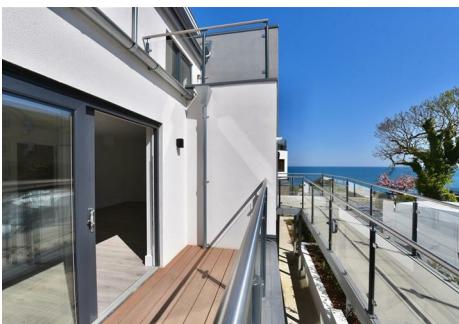


# No 2 @ The Bayhouse

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

**£450,000**  
LEASEHOLD



Offering stunning design and a contemporary layout, this spacious three-bedroom apartment forms part of a luxurious coastal development that commands panoramic sea views from an exceptional clifftop position.

- Brand new, exclusive coastal development
- Three ground floor double bedrooms
- Exceptional finishes throughout
- Private parking bay within residents car park
- Conveniently close to local amenities and attractions
- Luxurious collection of duplex apartments
- Open plan living with sea views from glass balcony
- Beautiful family bathroom, en-suite and a cloakroom
- Security entry system
- Walking distance to sandy beaches and Shanklin Old Village

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

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Perfectly designed to offer spacious accommodation over the ground and first-floor levels, this contemporary duplex apartment boasts an exquisite open-plan living environment on the first floor complete with an attractive decked balcony enjoying fabulous side views towards the sea. Filled with an abundance of natural light from glazed doors to the balcony, the sociable living area comes complete with a stylish fitted kitchen benefiting from integrated appliances and there is plenty of space to arrange a family dining spot and a comfortable lounge area. Providing family and guest convenience, a spacious cloakroom is located on the first-floor entrance landing which also provides a staircase to three superb double bedrooms on the ground floor. The principal bedroom boasts its own dressing area with a luxury en-suite and there is a beautiful ground floor family bathroom, both of which include high-quality Roca sanitaryware and matching chrome fixtures.

The luxurious residences at The Bayhouse Apartments offer a superb collection of two and three-bedroom duplex homes providing high-specification, magazine standard interior finishes and a blissful coastal lifestyle overlooking Shanklin Bay. This brand new development combines contemporary design with traditional Victorian architecture inspired by the surrounding historical buildings within this quiet conversation area. The perfectly positioned glass balconies and windows of the apartments have been carefully considered to maximise the spectacular sea views beyond and allow for plenty of natural light internally. Stylish internal finishes have been carefully selected from leading manufacturers to offer high-quality materials and include beautifully appointed kitchens and bathrooms, the highest quality floor coverings and pristine modern decor throughout. Additionally, each apartment benefits from gas central heating, a security entry system and an allocated private parking bay within the residents' car park.

With the nearest beach just a mere two-minute stroll away, you are sure to be delighted with the long stretches of soft golden sands of Shanklin and the range of exhilarating water sports on offer. This extensive sandy bay is lined with a traditional seafront promenade providing plenty of family entertainment and a fantastic choice of highly regarded seaside eateries enjoyed by residents and visitors alike. Forming part of Shanklin town, the picturesque Shanklin Old Village is just a short stroll away and is famed for its charming thatched cottage tea rooms, gift shops and traditional pubs. Being situated upon a magnificent clifftop position, a coastal footpath is right on the doorstep of The Bayhouse providing an array of spectacular walks and cycle trails along the coast connecting with Lake and Sandown Bay in one direction and to the pretty coastal village of Bonchurch and Ventnor, in the opposite direction. The location is also surrounded by thriving natural beauty such as the wooded coastal ravine of Shanklin Chine with its cascading waterfalls and the Big Mead Park with its duck pond, as well as the beautiful Rylstone Gardens which features music in the park to enjoy during the warmer months.

Despite enjoying such a blissful coastal lifestyle, the location offers utter convenience with the popular High Street nearby providing a variety of unique shops, a great choice of superb cafes and restaurants, 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. Shanklin Town 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 No.2, The Bayhouse Apartments**

Via a set of steps and an elevated walkway with a glass balustrade from the Chine Avenue side of this aesthetically pleasing building, an expansive height of glass creates an impressive entrance to a spacious communal entrance hall which creates access to the entrance door to apartment two.

### **Entrance Hall**

This welcoming, beautifully presented entrance hall provides an accurate glimpse of the high-quality finishes of the property with a soft grey carpet and fresh white colour palette on the walls which continues throughout the accommodation. Coordinating white internal doors open to a cloakroom, a storage cupboard housing an electrical consumer unit and the living area. Additionally, a carpeted staircase with a white spindle balustrade provides access to the ground floor bedroom accommodation.

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

*24'0 max x 17'0 max (7.32m max x 5.18m max)*

Boasting a free-flowing open layout and a versatile neutral decor, this spacious living and dining space provides the flexibility to incorporate a touch of personal style and arrange furniture to suit your needs. Fitted with two pendant light fittings and two radiators, this wonderful space offers a fantastic social environment to relax and dine and enjoys a window to the side aspect as well as a set of glazed doors that open to a decked balcony with a glass balustrade, designed to maximise the spectacular sea views beyond. Spanning the width of the apartment, this spacious room also includes the security entry phone system, a telephone/internet point, and connections for TV, radio, and satellite reception.

Illuminated by recessed spotlights, the fully-fitted kitchen area offers high-specification contemporary cabinetry in light grey complete with a range of integral 'AEG' appliances including a fridge, a freezer, and an electric oven with a gas hob beneath an integrated cooker hood. Edged with light grey splashback tiles in a gloss finish, a composite marble effect countertop incorporates a 1.5 stainless steel sink and drainer enjoying side sea views from the window above and there is a Vaillant gas boiler housed within one of the cupboards.

### **Balcony**

This invaluable outside space has a glass balustrade and durable composite decking providing space to position outdoor seating. This is the perfect spot to appreciate the glorious side sea views whilst enjoying casual alfresco dining in the sunshine.

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

Beautifully finished to coordinate with the ground floor en-suite and family bathroom, this handy cloakroom is located at the end of the entrance hall and comes complete with high-quality 'Roca' sanitaryware including a dual flush w.c and a hand basin mounted upon a wall-mounted drawer cabinet with modern fixtures. Featuring matte marble wall tiling, the room is warmed by a chrome ladder-style towel rail and illuminated by recessed spotlights. Additionally, this room benefits from a wood-effect floor composite floor and plumbing connections for a washing machine.

### **Ground Floor Lobby**

Continuing with the white wall decor and light grey carpet which replicate in each of the bedrooms, a ground floor lobby at the bottom of the staircase has smart internal doors giving access to an en-suite principal bedroom, a family bathroom, and two further double bedrooms. A radiator and pendant light fitting are also located here.

### **Principal Bedroom**

*24'02 max x 9'09 (7.37m max x 2.97m)*

Boasting a dressing area with fitted wardrobes complete with sliding mirrored doors and access to a beautifully finished en-suite shower room, the spacious bedroom enjoys natural light from a window to the side aspect and there is an ample amount of space to accommodate bedroom furniture. Fitted with a radiator, this carpeted room also includes two pendant light fixtures and connections for TV, radio, and satellite reception.



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

This beautiful space features matt-marble tiling and a luxurious, clear glass double shower cubicle with a chrome rainfall-effect shower fixture plus a handheld attachment with integrated wall controls beneath. High-quality, 'Roca' sanitaryware comprises a dual-flush w.c and a hand basin upon a wall-mounted storage cabinet complete with a chrome mixer tap. Finished with a wood-effect composite floor, this room also benefits from a chrome ladder style towel rail, a shaver socket and recessed spotlights.

### **Bedroom Two**

*16'11 max x 8'11 (5.16m max x 2.72m)*

Positioned between the two other bedrooms, this second double-sized bedroom also has a window to the side aspect allowing for natural light and there is a radiator to provide warmth. Benefiting from a pendant light fitting and a built-in wardrobe with sliding mirrored doors, this carpeted room also has connections for TV, radio, and satellite.

### **Bedroom Three**

Also a double size fitted with a pendant light fitting and a radiator, this third carpeted bedroom is located directly next to the family bathroom and enjoys natural light from a window to the side aspect. Again, this room includes a fitted wardrobe with sliding mirrored doors and there are connections for TV, radio, and satellite reception.

### **Family Bathroom**

Accessed via the ground floor lobby, this fully-equipped family bathroom features matt marble tiling, coordinating modern chrome fixtures and a high-quality suite including a panel bath, a dual flush w.c, and a hand basin mounted upon a wall-mounted storage cabinet with drawers. Warmed by a ladder-style towel rail in chrome, further benefits of this space include a handy shaver socket, recessed spotlights and a composite wood-style floor.

### **Parking**

An allocated parking bay for one vehicle is included with the apartment within a private residents car park.

This unique, contemporary apartment located in a sublime coastal setting on the clifftops of Shanklin Bay, offers an amazing opportunity to acquire a brand new duplex apartment within an impressive Victorian-inspired development. An early viewing is highly recommended through the sole agent Susan Payne Property.

### **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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
EU Directive 2002/91/EC		
England & Wales		

### Agent Notes:

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