



# PRIORY MANOR COURT

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SHANKLIN | ISLE OF WIGHT | PO37 6RF



# WELCOME TO PRIORY MANOR COURT

Introducing Priory Manor Court – a beautiful collection of three, 4-bedroom houses in the heart of the charming seaside town of Shanklin, one of the Isle of Wight's stellar locations...

This converted hotel re-uses traditional hotel stone wall to the front of the property, and Victorian style decorative fascia to create an authentic local style.

With off-road parking for approximately three vehicles per home, Priory Manor Court seamlessly fuses white Victoria- style design, to complement

the area's traditional character, yet the developer has ensured a high specification interior to create a wonderful modern art deco appearance.

Externally to the rear of the properties there is a patio for each home, this has an ample seating/dining area for entertaining, which leads onto an attractive grassed garden for your whole family to enjoy.

Internally, there is a highly contemporary modern kitchen, with soft-close handle-less white gloss units comprising both base and wall units. With fully

integrated appliances including AEG built in oven and Lamona dishwasher and fridge/freezer, you'll be fully equipped for the demands of running a busy household. And after a stressful day, the wine cooler is a pleasant addition – how did you ever live without!

You'll also appreciate the handy en suite, with contemporary chrome finishes to taps, shower and shaving socket. The all-white porcelain wash basins, and shower bases with glass enclosures creates a high specification en-suite across the whole Priory Manor Court collection.





# ABOUT THE LOCATION

For the lover of the great outdoors, you're spoilt for choice, with one of the Isle of Wight's best loved sandy beaches a short distance away, and the beautiful southeast corner of the island, from Shanklin down to Ventnor, at your disposal for country walks right on your doorstep.

When in Shanklin itself, you're just a five-minute walk to the beach, where you can peruse the wealth of lovely independent shops; there really are options for all taste here. The Old Village is quaint, vibrant, and an antidote to the identikit towns and villages that seem to be prevalent across the country these days.

You'll love the community feel of the area. The local restaurants,

the welcoming locals, the joys of the outdoors – whether that's a dog walk on the beach, or a cycle ride to Ventnor or Culverdown, you'll struggle to find a more charming seaside town.

If wishing to venture a little further afield, you can easily navigate to the vibrant beach resort of Sandown, or alternatively the local fishing community of Ventnor for some of the UK's best seafood – the local crab is a must.

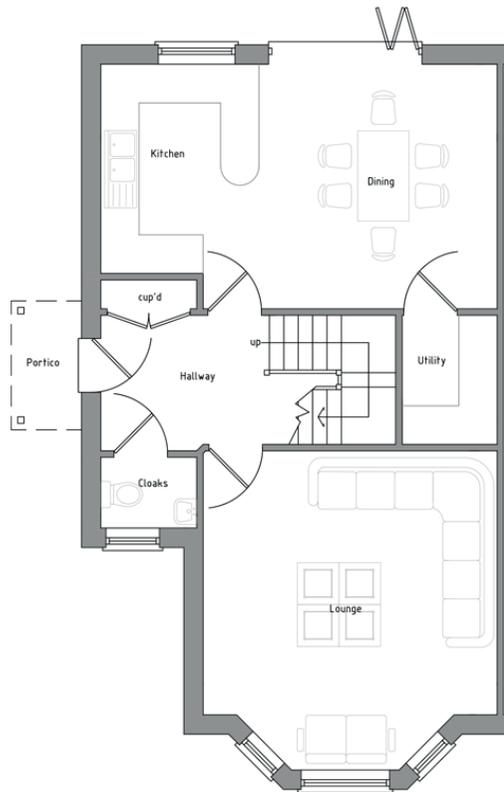
Despite enjoying local village life, a number of handy amenities are close by, including the local supermarkets, Shanklin & Sandown golf club, and the Shanklin Theatre, which plays host to a variety of household entertainment acts all year round.





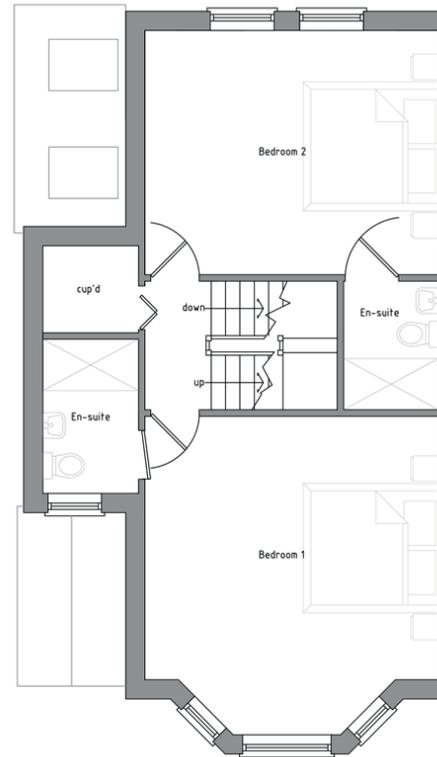
# FLOOR PLAN PLOT ONE (LEFT HANDED)

Total: 162.5 sq.m / 1750 sq.ft



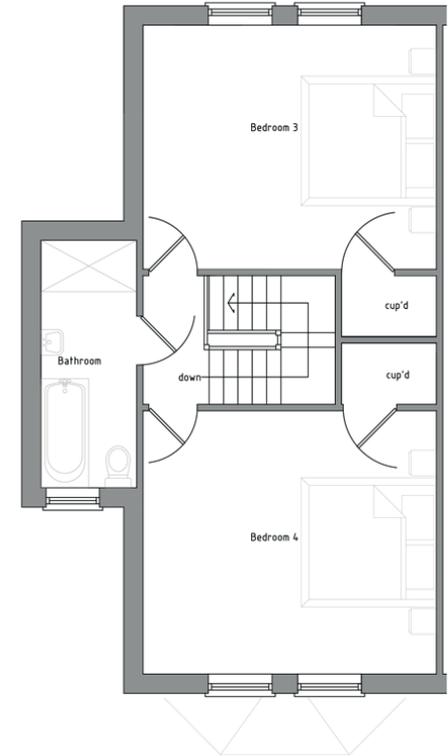
**Ground Floor**

Lounge	15'1 x 13'5 4600 x 4100 mm
Cloaks	4'11 x 3'7 1500 x 1100 mm
Kitchen / Dining	20'4 x 12'5 6200 x 3800 mm
Utility	6'6 x 4'10 2004 x 1487 mm



**First Floor**

Bedroom 1	15'1 x 13'5 4600 x 4100 mm
Bedroom 2	15'1 x 12'5 4600 x 3800 mm
En-Suite	6'6 x 4'10 2004 x 1487 mm
En-Suite	8'2 x 4'11 2498 x 1500 mm



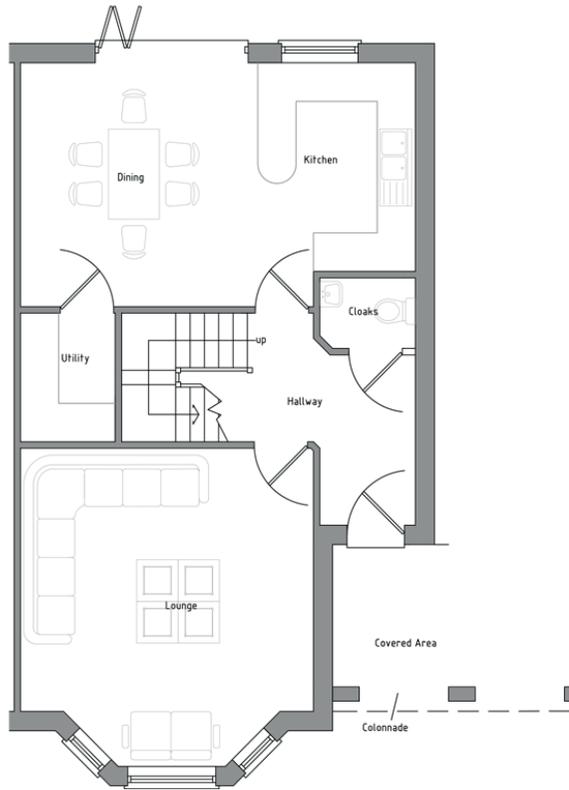
**Second Floor**

Bedroom 3	15'1 x 12'5 4600 x 3800 mm
Bathroom	12'7 x 4'11 3854 x 1500 mm
Bedroom 4	15'1 x 13'5 4600 x 4100 mm
En-suite	6'6 x 4'10 2004 x 1487 mm

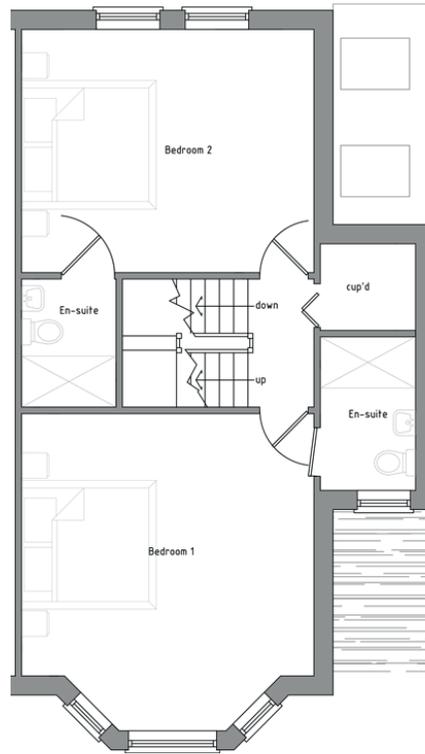


# FLOOR PLAN PLOT TWO (RIGHT HANDED)

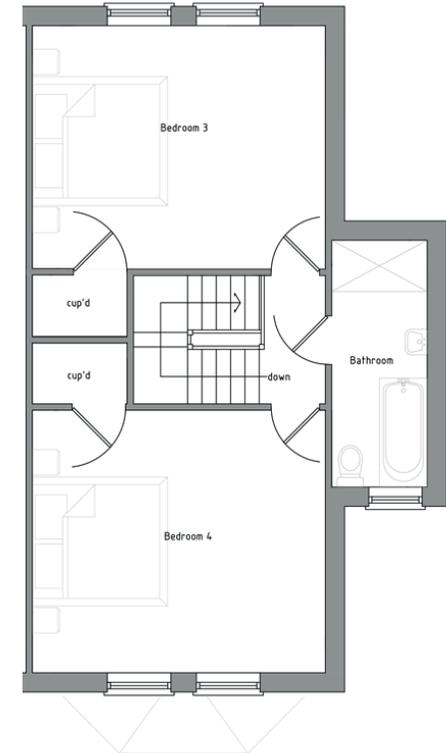
Total: 162.5 sq.m / 1750 sq.ft



Ground Floor



First Floor



Second Floor

Lounge	15'1 x 13'5 4600 x 4100 mm
Cloaks	4'11 x 3'7 1500 x 1100
Kitchen / Dining	20'4 x 12'5 6200 x 3800 mm
Utility	6'6 x 4'10 2004 x 1487 mm

Bedroom 1	15'1 x 13'5 4600 x 4100 mm
Bedroom 2	15'1 x 12'5 4600 x 3800 mm
En-Suite	6'6 x 4'10 2004 x 1487 mm
En-Suite	8'2 x 4'11 2498 x 1500 mm

Bedroom 3	15'1 x 12'5 4600 x 3800 mm
Bathroom	12'7 x 4'11 3854 x 1500 mm
Bedroom 4	15'1 x 13'5 4600 x 4100 mm
En-suite	6'6 x 4'10 2004 x 1487 mm

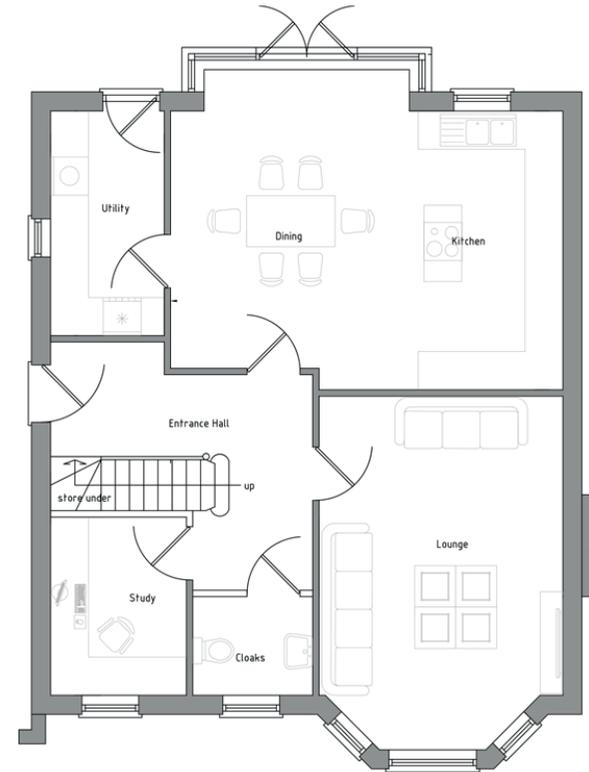


# FLOOR PLAN PLOT THREE

Total: 153.3 sq.m / 1650 sq.ft

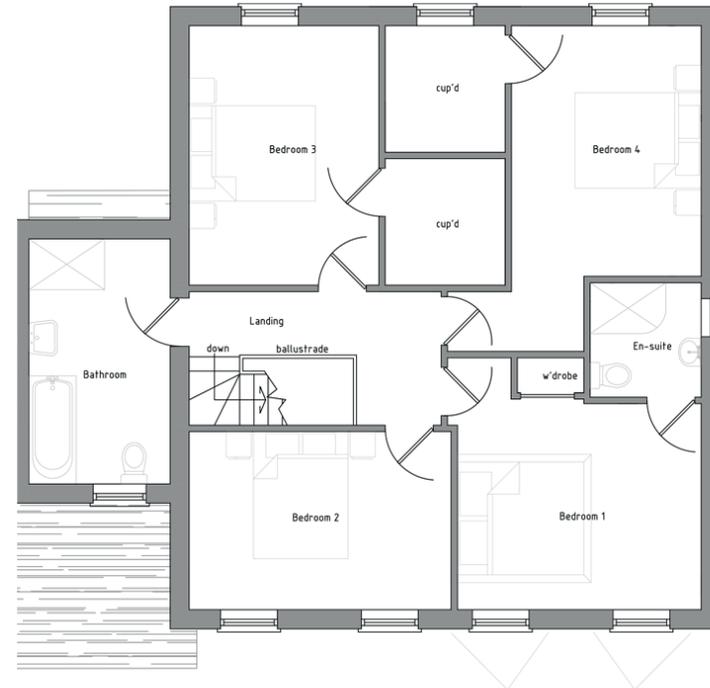
## Ground Floor

Lounge	15'5 x 12'8	4700 x 3862 mm
Cloaks	6'2 x 4'9	1900 x 1500 mm
Kitchen / Dining	20'4 x 14'4	6210 x 4380 mm
Utility	11'7 x 5'10	3530 x 1800 mm
Study	9'2 x 6'9	2800 x 2100 mm



## First Floor

Bedroom 1	12'8 x 10'7	3862 x 3240 mm
En-Suite	5'10 x 5'9	1800 x 1760 mm
Bedroom 2	13'7 x 9'2	4148 x 2800 mm
Bedroom 3	12'8 x 9'10	3900 x 3005 mm
Bedroom 4	12'11 x 9'10	3940 x 3005 mm
Bathroom	12'4 x 7'2	3800 x 2200 mm



# SPECIFICATION

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## GENERAL

- Original re-used hotel stone wall to front of property
- Non gated entrance
- Handmade external buff brick with red brick trim to windows and decorative run at first floor level
- Grey slate tiles to roof
- White Victorian style decorative fascia to soffit with black trim presentation to slate tiles in the gable ends of the semis
- Black down pipes and hopper (Victorian style)
- Black finish multi point lock composite front door
- White UPVC fully operational sash windows with both tilt and slide functionality
- Velux windows to dining area of semi detached kitchens
- Detached - white bay window patio doors to rear patio area/garden
- Semis - white sliding doors to rear patio area/garden
- Patio to rear of each house for outside seating/dining area leading onto fence garden laid to grass

## ELECTRICAL FINISHES

- All white plugs and switches
- Single central light pendant to all bedrooms, lounges, and study (detached only), halls
- Low usage downlighters to bathrooms, ensuites, wc's, kitchens/dining area and utility rooms
- Wiring to parking

## PLUMBING

- White radiators to all rooms
- Chrome ladder towel radiators to bathrooms, wc's and en-suites
- Mega flow water tank
- High efficiency boiler

## KITCHENS

- Soft close handleless white gloss units comprising both base and wall units
- Chromed stainless steel 1.5 sink with chromed mixer tap
- White/grey tiled vinyl flooring
- White matt finish walls
- White satin finish woodwork
- AEG induction hob
- AEG extractor fan
- AEG built in oven/microwave oven/grill/second oven
- Lamona dishwasher
- Lamona built in tall fridge
- Lamona built in tall freezer
- Lamona wine cooler

## BATHROOMS

- White porcelain wash basins, baths and shower bases with glass enclosure
- Chrome finishes to taps and showers
- Separate showers/enclosures and separate bath in main bathrooms
- Chrome shaving socket
- Tiled or quality vinyl flooring (TBA)
- 50/50 tiled and matt painted finish walls
- White satin finish woodwork

## EN SUITES

- All white porcelain wash basins, shower bases with glass enclosures
- Chrome finishes to taps and showers
- Chrome shaving socket



- Tiled or quality vinyl flooring (TBA)
- 50/50 tiled and matt painted finish walls
- White satin finish woodwork

## BEDROOMS AND LIVING ROOMS

- White matt finish walls to all rooms
- Luxury carpeted throughout - colour not yet decided - grey or cream/beige most likely

## HALLWAYS

- White matt finished walls with high quality white/grey tiled vinyl flooring
- Under stairs cupboard for storage
- Coat and shoe storage to entrance of detached (also houses the boiler and fuse box)

## PARKING – OFF ROAD

- Plot 1 - parking for 2 cars to the side of the property and 1 space to the LHS of the forecourt
- Plot 2 - parking for 3 cars to the LHS of the forecourt
- Plot 3 - parking for ¾ cars to the RHS of the forecourt

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