

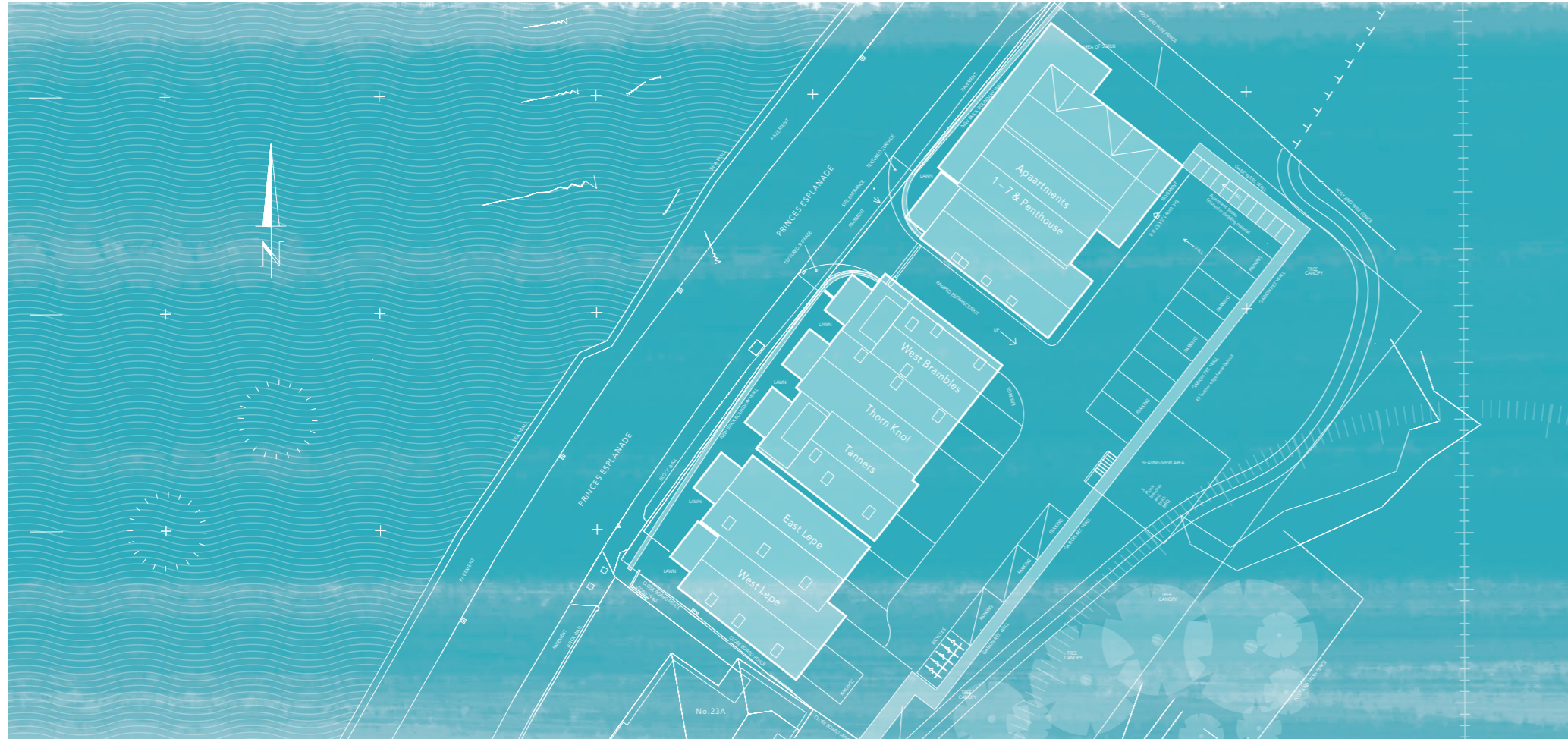


SOLENT SHORES



Beachfront living at its best.

Solent Shores is an elegant development of five stunning townhouses and eight contemporary apartments on the edge of the sought after village of Gurnard with its shops, sailing club and restaurants. Set close to the waters' edge, Solent Shores is the ideal choice for sailing fans, water sports lovers, families and weekenders. This exceptional waterside setting offers buyers a truly unique experience, boasting breathtaking views of the Solent, with the entertainments and amenities of Cowes just minutes away.



Solent Shores sits proudly on Princes Esplanade boasting simply breath taking views across the Solent with front row seats for Gurnard's world famous sunsets. Just along the promenade lies Gurnard Green with its busy village sailing club, whereas a short stroll in the opposite direction brings you to the bustling high street of Cowes, brimming with independent shops and bars and decorated in bunting.



Solent Shores is a bespoke development of 13 properties, designed in the contemporary, beach hut inspired style buyers have come to expect from Solent Living. With large glazed facades, balconies and terraces, the focus is very much making the most of the location's spectacular vista over the water. Internally, each property is finished to the highest standards with contemporary kitchens and bathrooms,

comfortable bedrooms and open plan living space. Each property benefits from off street parking within a private courtyard area to the rear, surrounded by mature trees, providing both security and convenience. Whether you're looking for a two bedroom holiday apartment to get away from it all, or a three bedroom family home in a great location, Solent Shores will provide a stylish, comfortable solution for your needs.

Houses

Designed for modern living, the four-bedroom townhouses are set over three floors with the main open plan living space benefitting from the views on offer from the first floor, where sliding glass doors give way to beach facing balconies. Entering from the rear of the property through the main hallway or the integral garage, the ground floor provides a large bedroom with en-suite and dressing room, with an additional cloakroom.

The first floor comprises of a large open plan kitchen, lounge, diner, the second en-suite bedroom, plus a further cloakroom. The second floor affords yet another chance to appreciate the location from the mastersuite, some with balconies, while a fourth en-suite bathroom completes the arrangement.

H1 West Lepe	3 bedroom	1492ft ²
H2 East Lepe	4 bedroom	2313ft ²
H3 Tanners	4 bedroom	2163ft ²
H4 West Brambles	4 bedroom	2313ft ²
H5 Thorn Knol	4 bedroom	2163ft ²



GROUND FLOOR



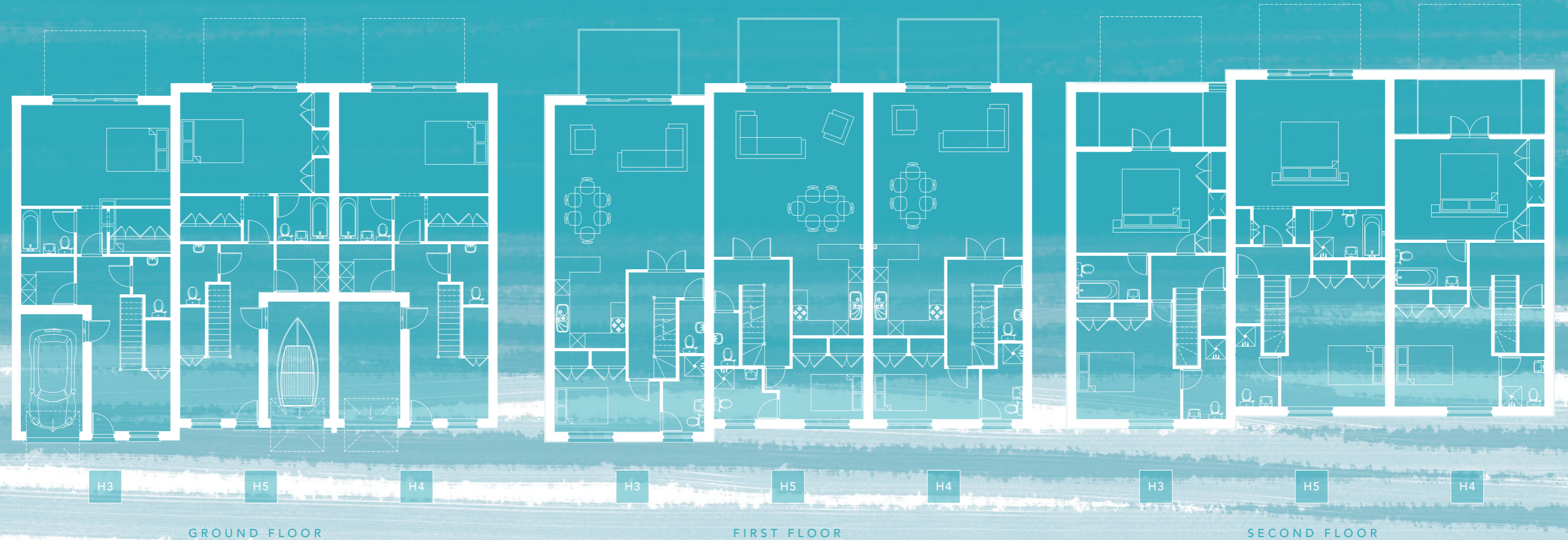
FIRST FLOOR



SECOND FLOOR

House Specification

- Fully fitted kitchens with Crown & Bosch appliances with Caesar Stone counter top
- Fully tiled bathrooms including sanitary ware by Duravit & Matki and complementary fittings by Grohe & Crosswater
- Wide plank oak flooring
- Victoria natural cord carpet
- Balcony or terrace deck with sea views
- Low maintenance powder coated, aluminium windows
- Low maintenance synthetic wood cladding to exteriors
- Integral garages
- Private gardens



Apartments

Ideal for weekends away from the city, island newcomers or for downsizers looking for the convenience of contemporary living, each two-bedroom, two-bathroom apartment boasts an open plan kitchen living area overlooking the Solent. Large picture windows frame the views and, with a balcony or a terrace for each apartment, buyers can really make the most of the seafront setting.

The three-bedroom penthouse enjoys a double height living space with floor to ceiling glazing and wrap around balcony affording an incredible vista out over the sea. With hardwood floors and a neutral colour theme throughout, all of the apartments present a blank canvas for buyers to make their mark.

SPECIFICATION

- Fully fitted kitchens with Crown & Bosch appliances with Caesar Stone counter top
- Fully tiled bathrooms including sanitary ware by Duravit & Matki and complementary fittings by Grohe & Crosswater
- Wood laminate flooring
- Balcony or terrace deck with sea views
- Low maintenance powder coated, aluminium windows
- Low maintenance synthetic wood cladding to exteriors
- Private off road parking
- External storage space

GROUND FLOOR

Apartment One	Two bedroom	856ft ²
Apartment Two	Two bedroom	855ft ²
Apartment Three	Two bedroom	714ft ²

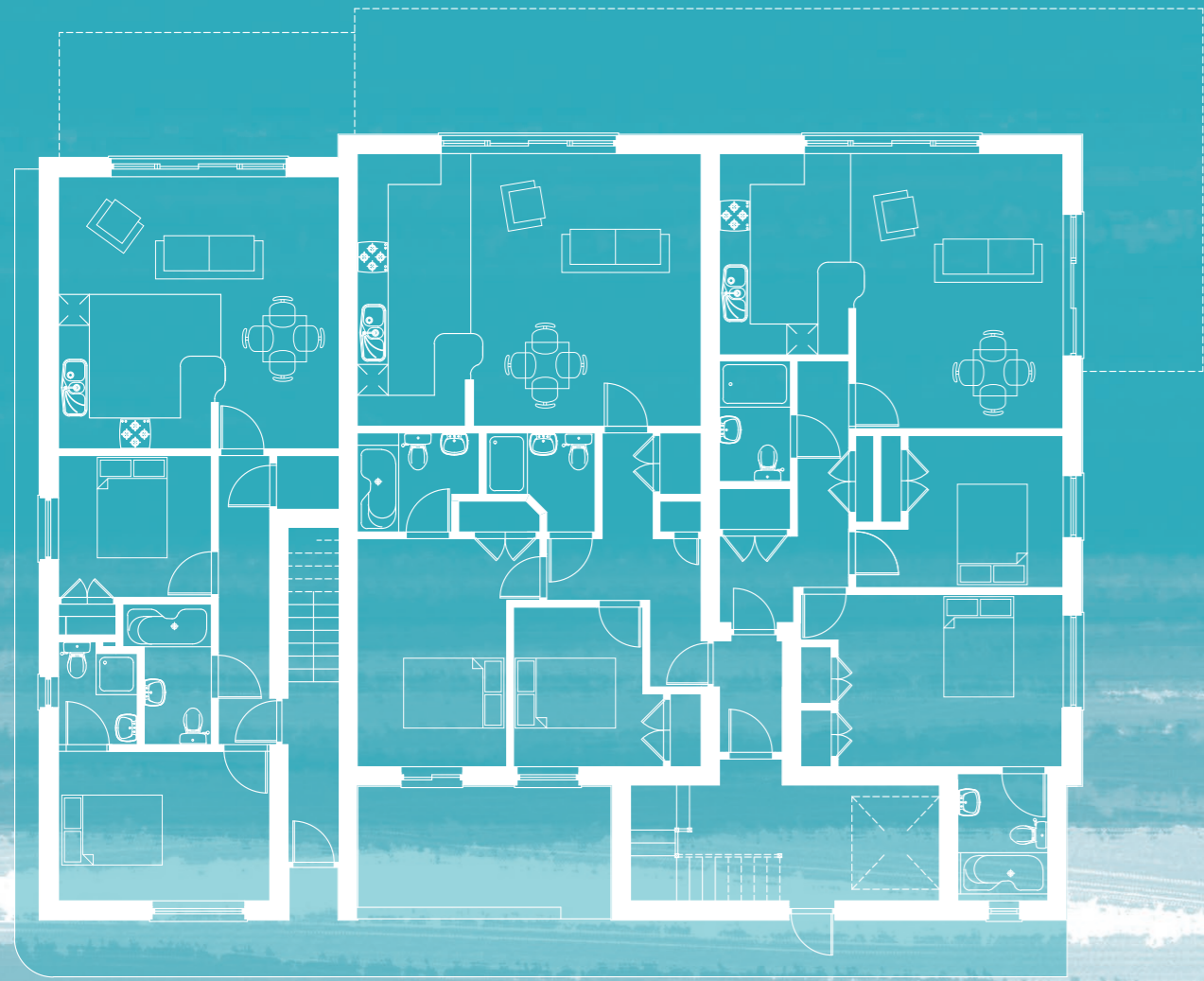
FIRST FLOOR

Apartment Four	Two bedroom	856ft ²
Apartment Five	Two bedroom	855ft ²
Apartment Six	Two bedroom	674ft ²

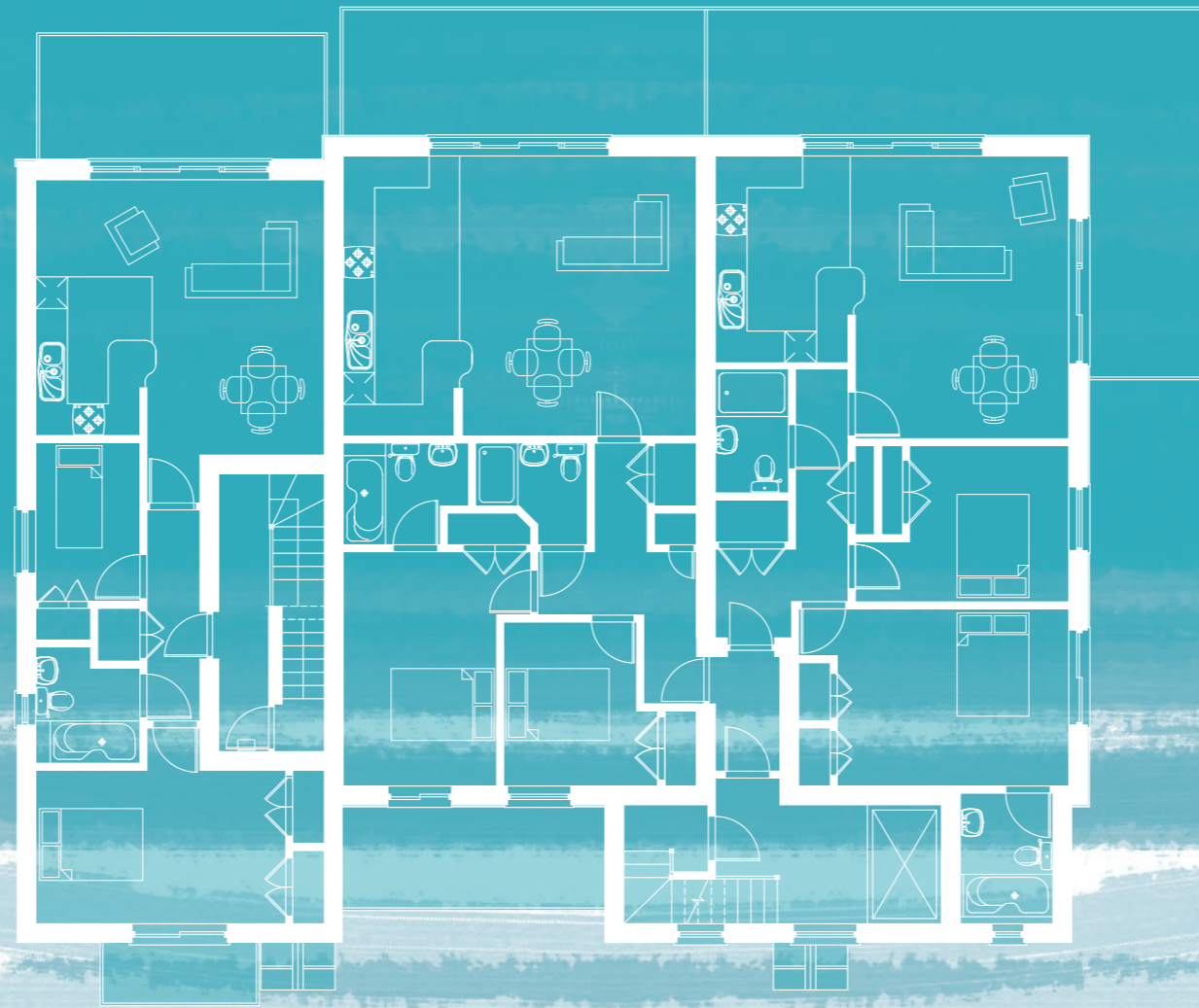
PENTHOUSE

Apartment Seven	Three bedroom	1804ft ²
Apartment Eight	Two bedroom	714ft ²

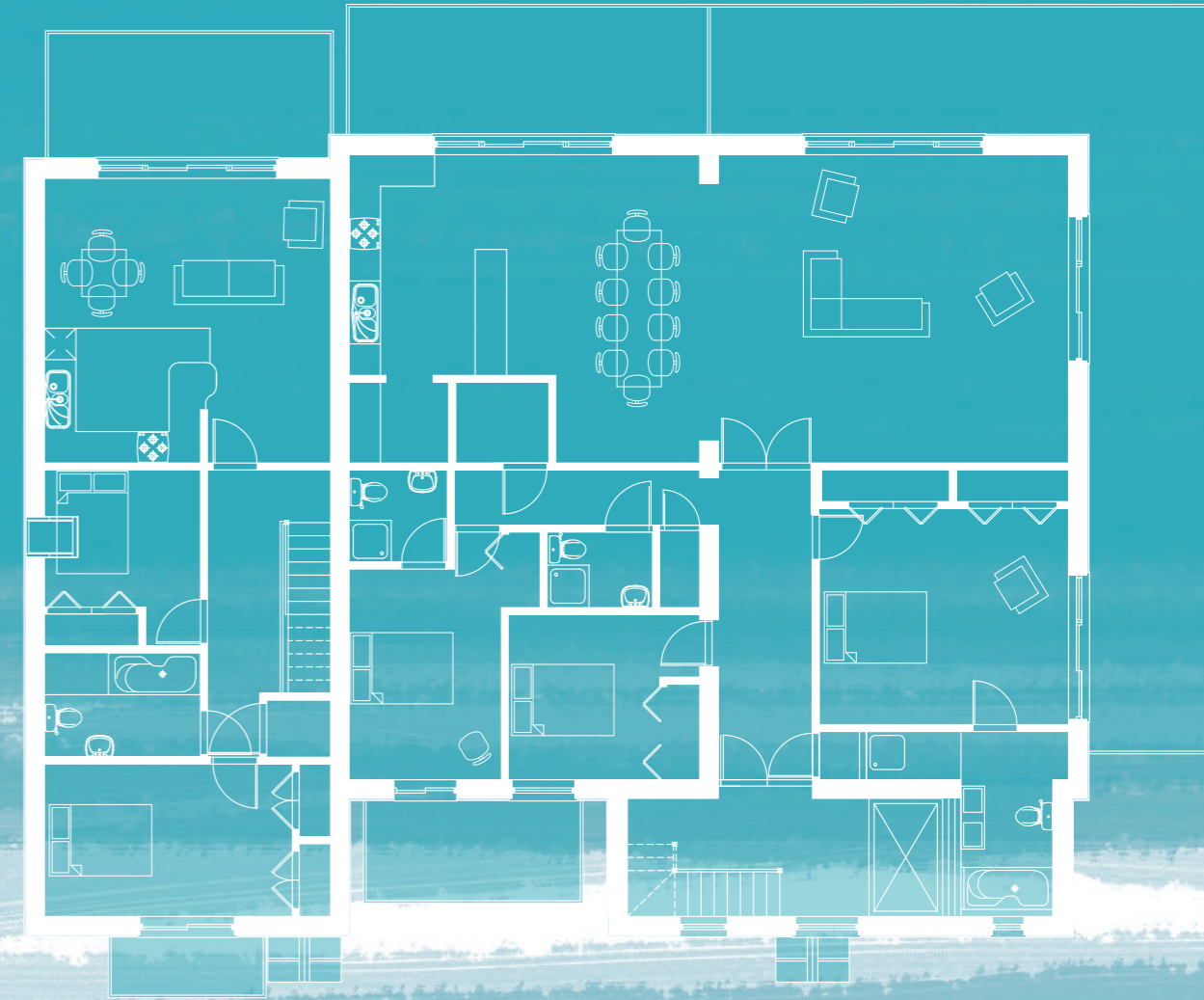




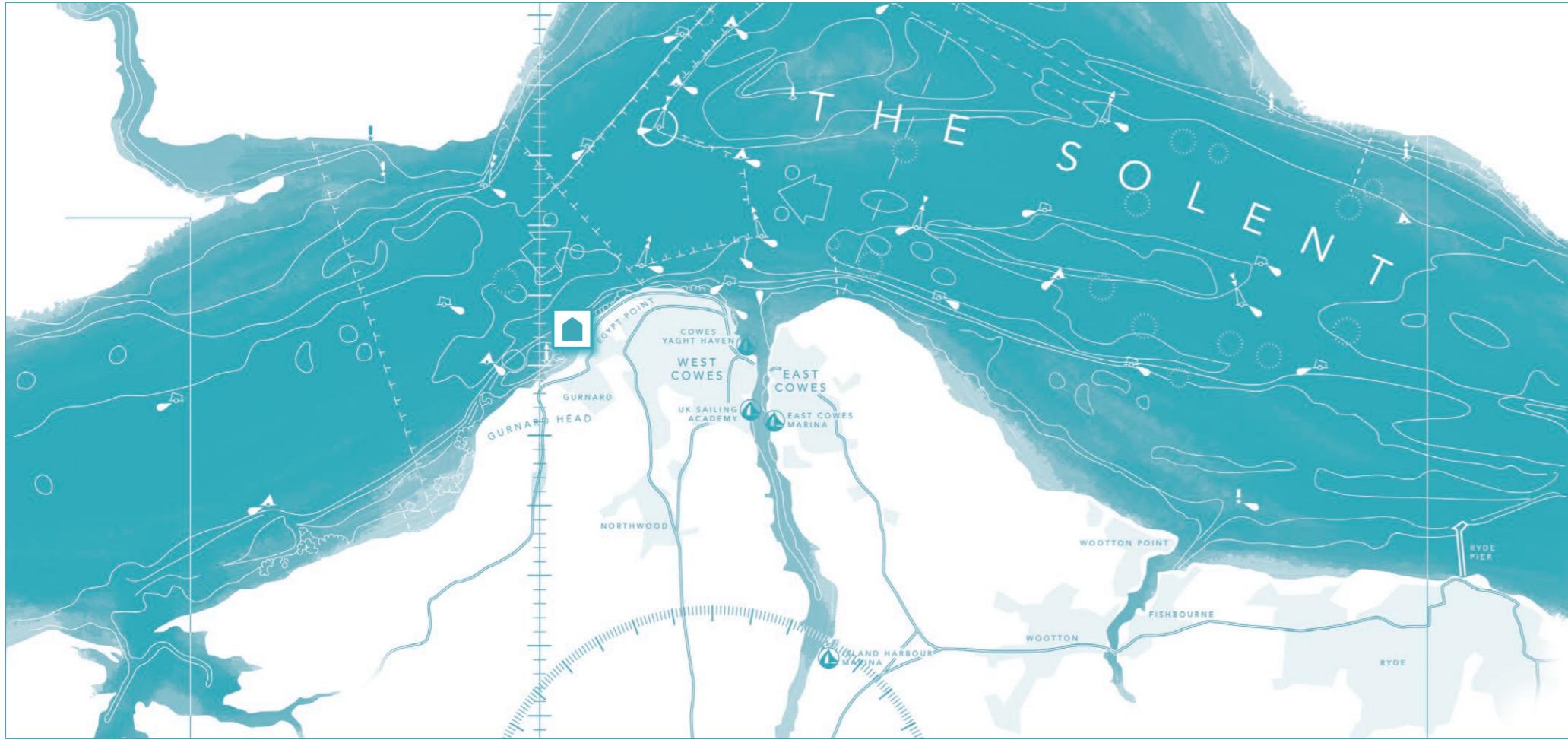
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Solent Shores is located on Princes Esplanade, just on the edge of the delightful coastal village of Gurnard. Popular with those seeking sun, sea and sand, and is happily situated only 1.5 miles to the west of the premier yachting town of Cowes on the Isle of Wight, the development overlooks the busy waters of the Solent. Just steps away from Solent Shores, this thriving community enjoys a variety of local shops, inns and restaurants.

Very much a sailing and seaside location, Gurnard boasts its own state of the art sailing facilities in the recently rebuilt and extended Gurnard Sailing Club. Cowes is home to Cowes Week held annually in August, one of the most famous sailing regattas in the world and the pinnacle of the racing calendar. The town also plays host to a series of other events throughout the year, including the Little Britain Regatta (September).



The spectacular sight of the Round the Island Race (June) draws more than 1,500 competitors annually. Alongside the many yacht clubs – which includes among them the famous Royal Yacht Squadron – Cowes has a huge variety of shops, entertainments and other more practical facilities including a medical centre, dentist, veterinary surgery, and schools. The Island has all the amenities and facilities that visitors expect for

modern living, all wrapped up in the heritage and beauty of the historic villages and towns. Travel to and from the island is simple with regular car ferries connecting Islanders with the national motorway network from Southampton and Portsmouth, while the super-fast Red Jet catamarans offer speedy service, connecting with Southampton trains, enabling London Waterloo to be reached within just two hours.



For more information contact:

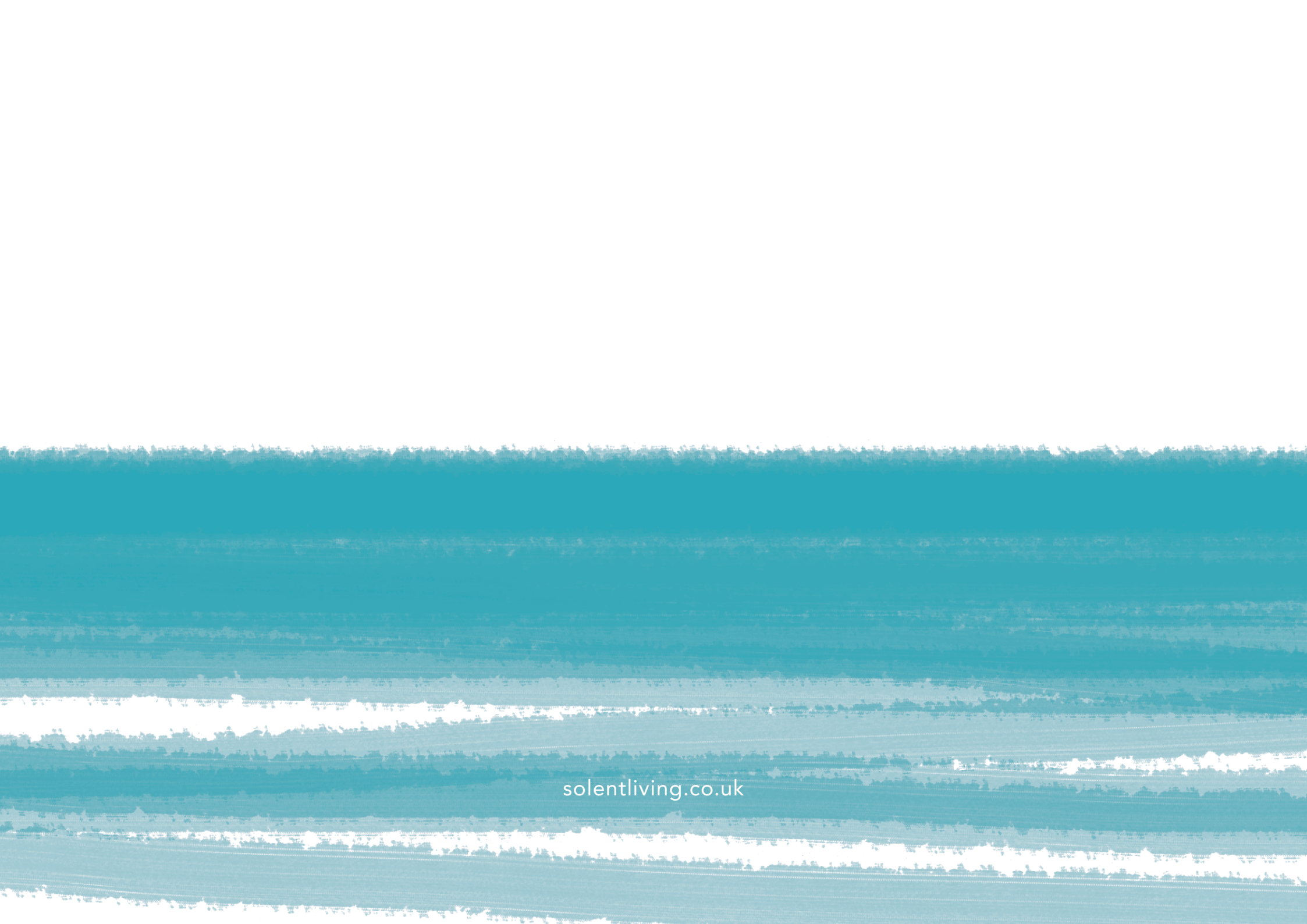
Lancasters Estate Agents
Email: homes@boblancaster.co.uk
Telephone 01983 209020
www.boblancaster.co.uk



Spence Willard Chartered Surveyors
& Estate Agents
Email: cowes@spencewillard.co.uk
Telephone 01983 200 880
www.spencewillard.co.uk



IMPORTANT NOTICE Lancasters Estate Agents and Spence Willard Chartered Surveyors & Estate Agents and their clients give notice that 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and have not tested any services, equipment or facilities. Purchaser must satisfy themselves by inspection or otherwise.



solentliving.co.uk