



Guide Price £595,000

1 PRIORY MANOR COURT, POPHAM ROAD, SHANKLIN, PO37 6RF



Seafields

FANTASTIC * EXCEPTIONAL * BRAND NEW * ENVIABLE SETTING *

A superbly designed 3 STOREY HOME, first in a row of 3 similar homes set within this beautiful area of OUTSTANDING NATURAL BEAUTY, a few moments from open parkland, Rylstone Gardens, The Chine and a great choice of shops, bars and restaurants. Shanklin also offers a great choice of shops, restaurants, bars and cafes - and is known for it's wonderful beaches and rowing club. Offering an abundance of space and light, the noticeably HIGH STANDARD & QUALITY accommodation comprises an attractive sitting room, superbly appointed, VERY SLEEK kitchen/dining room, utility room and downstairs cloakroom/wc. The upper 2 floors offer 4 LARGE BEDROOMS and 3 LUXURY BATHROOMS (2 being en suite). As well as a 10 year Building Warranty, further benefits include GAS CENTRAL HEATING, double glazing, private enclosed GARDEN and a wide PARKING BAY (with potential for carport or garage subject to usual consents). A fantastic opportunity for those seeking luxury, tranquility and convenience!

INTERESTING PROPERTY FACTS:

Quality build with 10 YEAR WARRANTY.

Construction: Timber framed for improved insulation. Handmade external buff brickwork and 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. Victorian style black downpipes/hoppers.

Windows: white UPVC sash windows with tilt and slide functionality.

Plumbing: Gas central heating with radiators to all rooms and heated towel rails to bathrooms. Megaflow water tank. High efficiency boiler.

Council tax band: E * Energy Performance Rating: B

ENTRANCE HALL:

Multi-point lock composite entrance door to hallway with luxury vinyl flooring and carpeted stairs to upper floors. Under stairs cupboard.

CLOAKROOM/WC:

White suite comprising w.c. and wash hand basin. Recessed down lighters.

SITTING ROOM:

14'9 x 13'1 (4.50m x 3.99m)

Superbly proportioned reception room with double glazed bay window to front.

KITCHEN/DINING ROOM:

20'3 x 12'0 (6.17m x 3.66m)

Quality kitchen range comprising soft closing handleless white gloss cupboard and drawer units with work surface incorporating stainless steel 1.5 bowl sink unit with chrome mixer tap. AEG appliances included:

Induction hob with extractor fan; double oven/microwave/grill. Built-in Lamona appliances include:

Dishwasher; tall fridge; tall freezer; wine cooler. Smart luxury vinyl flooring. Recessed down lighters. Door to Utility Room. Window to rear plus additional Velux windows offering additional extra light. Sliding patio doors to rear garden.

UTILITY ROOM:

Space and plumbing for washing machine. Continuation of luxury vinyl flooring.

FIRST FLOOR LANDING:

MASTER BEDROOM:

14'9 x 13'0 (4.50m x 3.96m)

Well proportioned double bedroom with window to front. Radiator. Door to:

EN SUITE 1:

7'5 x 4'9 (2.26m x 1.45m)

Quality white suite comprising shower cubicle and porcelain wash basin with chrome taps. Low flush w.c.

Electrical connection for illuminated mirror. Luxury vinyl flooring. Tiled surround. Chrome heated towel rail. Low energy usage downlighters. Window to front.

BEDROOM 2:

14'9 x 12'1 (4.50m x 3.68m)

Carpeted double bedroom with window to rear. Door to:

EN SUITE 2:

6'6 x 4'2 (1.98m x 1.27m)

Quality white suite comprising shower cubicle, wash basin with chrome taps and w.c. Electrical connection for illuminated mirror. Tiled surround. Chrome heated towel rail. Recessed down lighters.

SECOND FLOOR LANDING:

Doors to:

BEDROOM 3:

14'9 x 13'0 (4.50m x 3.96m)

Another large double bedroom with window to front. Radiator. Built-in wardrobe.

BEDROOM 4:

14'9 x 12'3 (4.50m x 3.73m)

A fourth large double bedroom with window to rear. Radiator. Built-in wardrobe.

BATHROOM:

12'5 x 5'0 (3.78m x 1.52m)

Quality white suite comprising bath, separate shower cubicle and wash basin with chrome taps. Low flush w.c. Electrical connection for illuminated mirror. Tiled surround. Chrome heated towel rail. Window to front.

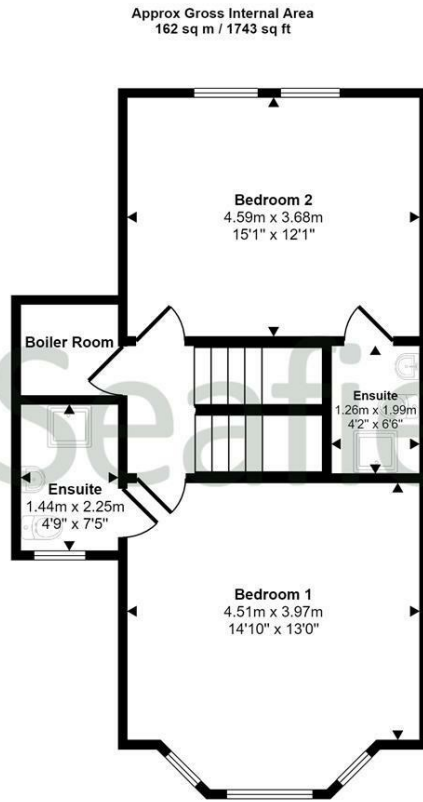
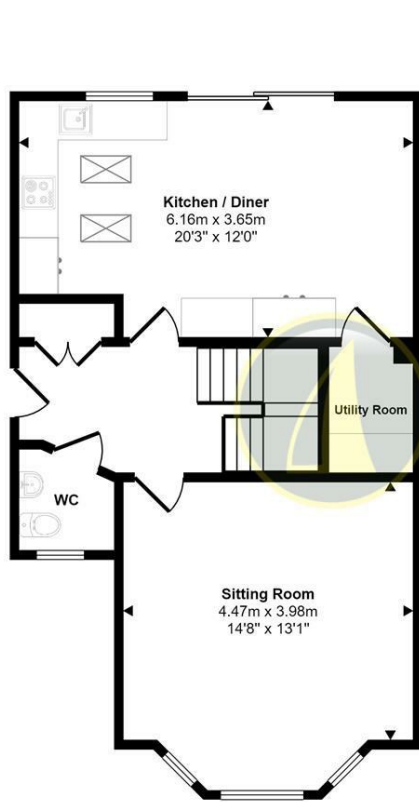
GARDEN:

Accessed via a side gate as well as from the Kitchen/Diner, enclosed via fencing, a very private garden comprising paved patio area, ideal for al fresco dining and entertaining - with the rest being laid to lawn.

PARKING:

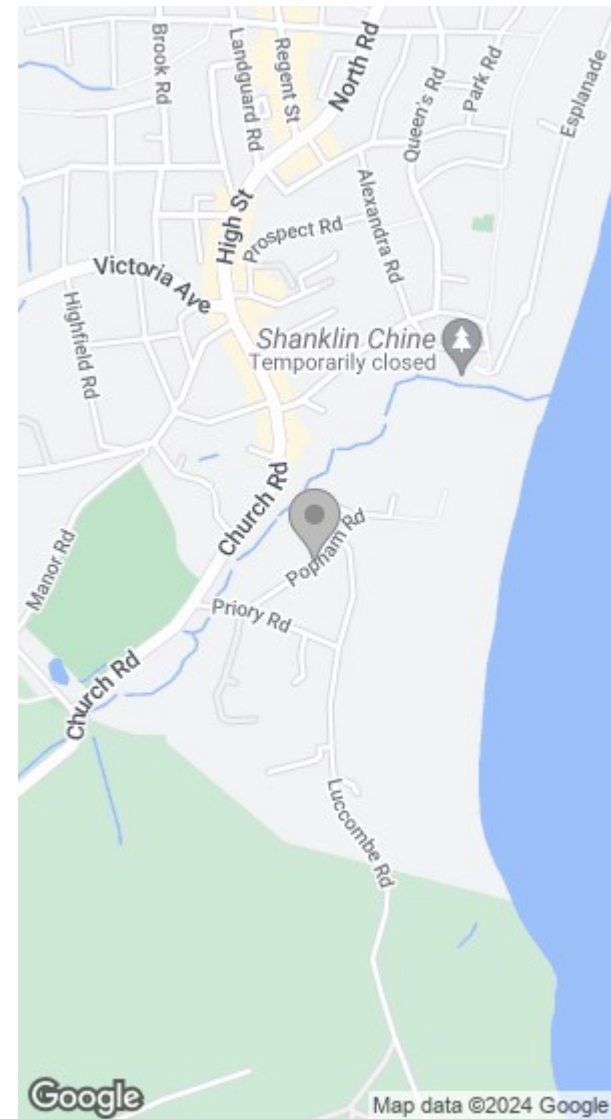
Up to 3 parking spaces to the left of the driveway. A shared driveway entrance and circular planting area provides designated parking areas for all 3 properties. NOTE: There is wiring to the parking area for future installation of EV charging points.

DISCLAIMER:



Approx Gross Internal Area
162 sq m / 1743 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
85	91		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

