



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE



# Flat 10, The Priory

34 Luccombe Road, Shanklin, Isle of Wight PO37 6RR

**£269,500**  
LEASEHOLD



Situated in an enviable coastal position with spectacular sea views, this beautiful two-bedroom second floor apartment is located in a highly desirable coastal location, offering a convenient and luxurious lifestyle choice.

- Beautiful apartment within a former Victorian Priory
- Two double bedrooms, one with ensuite
- Private, residents car park
- Fantastic communal gardens with stunning views
- Easy access to coastal path network
- Presented to a superb standard throughout
- Second floor position with spectacular coastal views
- Intercom security system
- Close to beaches, the historic Old Village, and High Street
- Offered for sale CHAIN FREE

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

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Providing a wonderful holiday let investment for the current owners, this luxurious apartment provides all the conveniences of modern living, offering a stylish home in the most unique of settings. Situated in an elevated position with an expansive driveway entrance, this beautiful building is a superbly converted old Victorian Priory and is maintained to the highest of standards with extensive, well-managed communal gardens backing onto the cliff with magnificent sea views across the bay toward Culver Down. Situated on the second floor, this gorgeous apartment maximises the surrounding coastal and rural views and enjoys well-arranged accommodation, presented to a high standard throughout. The beautifully styled accommodation comprises an entrance hall leading to all rooms which include a fabulous living and kitchen space with a picturesque outlook to the sea in one direction and downland views to the other. There are two double bedrooms, with one benefiting from an en-suite shower room, and a further separate wet room. Further sought after features include a private residents' car park and a secure entry system.

Located in sought-after Luccombe Road, The Priory is perfectly positioned to take full advantage of the fabulous, panoramic views across the bay, yet is just a short, scenic stroll to the historic Shanklin Old Village and the delightful Shanklin Chine. The town centre with its range of shops, restaurants, and excellent transport links are very close by including bus and direct train links to Ryde which provides high-speed mainland travel connections to Portsmouth - making the Island to London journey less than two hours. Extensive, golden sandy beaches with an abundance of seaside entertainment are just minutes from the apartment, as is the Big Mead Park with its duck pond and Rylstone Gardens, which features Summer music in the park to enjoy in the warmer months of the year. A network of coastal footpaths are to be found moments from the property that extend to Sandown in one direction and to the pretty coastal village of Bonchurch and Ventnor beyond, in the other direction.

### **Welcome to Flat 10 The Priory**

An elegant entrance sheltered by a curved-topped pillar porch provides the secure entry system to the apartments as well as postal boxes. Upon entering the entrance door to The Priory, an expansive hallway with a turning staircase delivers you to the second floor, where a smart white door to apartment number 10 opens to the entrance hall of the apartment.

### **Entrance Hall**

Featuring beautiful wooden flooring, the entrance hall has a series of coordinating white panel doors leading to each of the rooms, and a full-height recessed cupboard housing a Valliant gas combination boiler, plus a smaller recessed cupboard which contains an electric meter. Also located here is a radiator, an electrical consumer unit, and a telephone entry system. This space has recessed spotlights and a neutral wall decor which continue throughout the apartment, providing stylish continuity and well-distributed lighting.

### **Kitchen and Living Area**

*15'09 x 13'06 (4.80m x 4.11m)*

This beautiful open plan space is bathed in natural light thanks to large, dual aspect Velux windows to the front and side elevations offering breathtaking rural and coastal views. One of the Velux windows to the side cleverly opens up to become a balcony overlooking the sea! The room continues with the wooden flooring from the entrance hall and there is attractive stone-effect floor tiling around the kitchen area, providing a sense of separation between the two areas. Warmed by a radiator, the room includes two telephone/internet points and a television aerial connection.

Illuminated by downlighting and under-cabinet lighting, the kitchen area is fitted with a range of white, shaker-style base and wall cabinets providing a combination of cupboards and drawers. With a mosaic tile splashback in a neutral sea-green shade, a solid timber countertop incorporates a 1.5 stainless steel sink and drainer, and there is under-counter space with plumbing for a washing machine plus a slim dishwasher. Integrated cooking appliances include an electric oven with a gas hob and cooker hood above. Additionally, there is space at the end of the units to position a full-height fridge-freezer.



### **Bedroom One**

*11'0 x 8'03 (3.35m x 2.51m)*

Enjoying picturesque downland views from two windows to the front aspect, this delightful double bedroom is warmed by a radiator and fitted with a neutral textured carpet. A white panel door opens to an en-suite:

### **En-suite Wet Room**

This handy en-suite wet room has modern chrome shower fixtures including a rainfall-effect showerhead, a dual flush w.c, and a vanity hand basin with an illuminated mirror above - complete with a shaver socket. Fitted with a slim chrome towel rail, this room also benefits from an extractor fan and recessed wall shelving. The room is finished with dark vinyl flooring and neutral wall tiling with a dark, vertical mosaic strip.

### **Bedroom Two**

*8'05 x 8'0 (2.57m x 2.44m)*

Again, featuring fabulous rural views from three slim windows to the front aspect, this second double bedroom replicates the carpet from bedroom one and benefits from a built-in wardrobe with double panel doors. A radiator is also located here.

### **Wet Room**

Finished with stone-effect wall and floor tiling, this well-presented space provides a dual flush w.c, a vanity hand basin with an illumination mirror above, and an electric shower unit with shower fixtures. Complete with wall-mounted towel rails, this wet room also benefits from an extractor fan, and a slim chrome heated towel rail.

### **The Gardens**

The extensive, private communal grounds back onto the cliff top offering outstanding panoramic sea views overlooking the golden beaches of Shanklin Bay and beyond to the island's iconic landmark of Culver Down. Thriving with local wildlife, the beautifully landscaped gardens offer a blissful outdoor environment with green spaces dotted with an abundance of mature trees, shrubs, and spring planting. A series of well-kept gravel pathways and steps allow for residents to take leisurely strolls through the grounds where there are multiple spots to relax and appreciate the breathtaking surroundings.

### **Parking**

A private, residents car park is located to the front of the building.

This beautiful second-floor apartment offers a highly sought after coastal lifestyle and would make a fantastic investment opportunity as a holiday let, a blissful permanent residence, or a private seaside holiday home. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Leasehold | Lease Term: 999 years from 2006 | Service Charge: £2500 per annum.

Council Tax Band: TBC (Currently exempt due to being a holiday let) | Services: Electricity, gas central heating, mains water and drainage.



**GROUND FLOOR**  
 543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

**Agent Notes:**

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