



Dove Court
2 Crescent Road | Shanklin | Isle of Wight | PO37 6DH

FINE & COUNTRY

Seller Insight

“Shanklin is a charming, traditional seaside holiday destination, steeped in history but with all the advantages of modern conveniences as well. Hope beach is a stunning, golden sandy bay with traditional entertainments, such as crazy golf, ten pin bowling and banana boat rides, as well as several bars and restaurants overlooking the beach. For a quieter beach experience there's Small Hope beach; an unspoilt sandy beach with pretty beach huts and cafés along the revetment. A short walk along the scenic Red Squirrel coastal path will take you to many more of Shanklin's delights, such as Rylstone Gardens – a Victorian park with a bandstand, pitch and putt, café and colourful flower displays, and the beautiful natural landmark Shanklin Chine. There is also the picturesque Shanklin Old Village; lined with pretty thatched cottages housing traditional pubs serving local ales and produce as well as artisan shops, restaurants and tea rooms for a spot of light lunch or cream tea.

Shanklin is well serviced by public transport, making it an ideal base for exploring what the rest of the island has to offer. There are no less than seven bus routes, taking you pretty much everywhere you might want to go including Ventnor, Newport, Ryde, Godshell, Brading and Bembridge. It also has the advantage of being on the Island line, with trains running to Ryde pier head, stopping at Brading, Sandown and Lake in between.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Dove Court

Dove Court offers a unique opportunity to purchase five immaculate one and two bedroom apartments in the heart of the picturesque coastal town of Shanklin. Originally built as a Victorian hotel, this substantial property has recently undergone a total renovation and refit to an extremely high specification resulting in these five, wonderful holiday homes.

On the ground floor are three, self-contained apartments, respectively named 'Ash', 'Bay' and 'Fir'. 'Ash' is a spacious, tastefully designed two-bedroom apartment with a fully equipped, modern kitchen and open plan kitchen and lounge area. There is a main bedroom with en-suite shower room, a twin room with elevated views over the town, and a contemporary family bathroom. The French doors in the lounge area let in an abundance of light, and on sunny days you can throw them open and step onto the private terrace – perfect for alfresco dining. Both 'Bay' and 'Fir' have one double bedroom, each with a shower room, wonderfully light and airy living areas with French doors leading onto private, paved terraces, as well as stunning kitchens.

On the first floor there are two further two-bedroom apartments, named 'Cedar' and 'Elm'. Both properties benefit from fantastic, south facing balconies with far-reaching views. The main bedroom in 'Cedar' benefits from an en-suite shower room plus there's a further family bathroom in the main apartment. It has a lovely, spacious open plan living and dining area with French doors leading onto the large balcony that spans the entire width of the unit. 'Elm' boasts similar advantages, with an en-suite shower room to the main bedroom as well as separate family bathroom with a shower over the bath, and another good-sized open plan kitchen and living area with dual aspect French doors bathing it in light and providing views to the sea.

In the basement of the property is a laundry room, office and cloakroom, exclusively for the owner's use.

There is an additional two bedroom apartment adjacent to the laundry room, which is available under separate negotiation and currently rented under assured shorthold tenancy with residential permission.







Travel Information

10.4 miles from Fishbourne to Portsmouth Ferry Terminal
 8.6 miles from Ryde High Speed Catamaran & Hover Travel
 13.1 miles from East Cowes to Southampton Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Sandown & Shanklin Golf Club, Sandown	2.5 miles
Shanklin Cricket Club, Shanklin	0.8 mile
1Leisure The Heights, Sandown	2 miles
Sandown & Shanklin Rugby Club, Sandown	2.1 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Shanklin	01983 862000
South Wight Medical Practice, Godshell	01983 840625
St Helens Medical Centre, St Helens	01983 871828
Ventnor Medical Practice, Ventnor	01983 857288

General Hospital:	
St Mary's Hospital, Parkhurst Road, Newport	9.9 miles 01983 822099

Education

Primary Schools
 YMCA Shanklin Nursery
 Berry Hill Nursery School
 Gatten & Lake Primary School
 Shanklin C of E Primary School
 Broadlea Primary School
 Newchurch Primary School, Newchurch
 Godshell Primary School, Godshell

Secondary Schools/Colleges:
 The Island Free School, Ventnor
 The Bay CE, Sandown
 Christ the King Upper College
 Medina College
 Island Innovations V1 Form Campus
 Isle of Wight College
 Ryde Academy, Ryde
 Ryde School with Upper Chine, Ryde

Assisted Learning Schools:
 Medina House, Newport
 St George's, Newport
 St Catherine's, Ventnor

01983 862441
 01983 717363
 01983 869910
 01983 862444
 01983 402403
 01983 865210
 01983 840246

01983 857641
 01983 402403
 01983 537070
 01983 526523
 01983 522886
 01983 526631
 01983 567331
 01983 562229

01983 522917
 01983 524634
 01983 852722

Restaurants / Bars

Pendletons, Shanklin Old Village
 Fisherman's Cottage, Esplanade Shanklin
 The Steamer Inn, Esplanade Shanklin
 Morgans of Shanklin, Shanklin
 Thai Mukda Restaurant, Shanklin
 The Crab, Shanklin Old Village
 Pavarottis, Shanklin Old Village
 The Village Inn, Shanklin Old Village

These bars and restaurants are available within less than 2 miles radius of this home

Local Attractions / Landmarks

Shanklin Chine, Shanklin
 Old Village, Shanklin
 Model Village, Godshell
 Robin Hill Country Adventure Park, Downend
 Isle of Wight Donkey Sanctuary, Wroxall
 The Garlic Farm, Newchurch
 Wildheart Animal Sanctuary, Sandown
 Amazon World Zoo, Newchurch

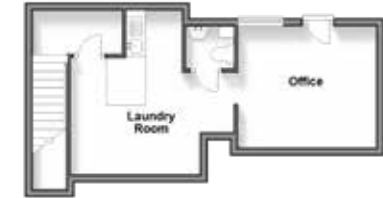
Ground Floor
Approx. 161.9 sq. metres (1763.7 sq. feet)



First Floor
Approx. 147.2 sq. metres (1584.8 sq. feet)



Basement
Approx. 32.7 sq. metres (352.9 sq. feet)



BASEMENT

Office	11'9 x 10'11
Cloakroom	
Laundry Room	13'11 x 9'11
Storage Cupboard	

GROUND FLOOR

Entrance Hallway	
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ASH APARTMENT

Ash Hallway	
Ash Kitchen	13'9 x 8'6
Ash Lounge	15'5 x 10'11
Ash Bathroom	8'7 x 6'5
Ash Bedroom 2	11'1 x 10'4

ASH APARTMENT

Ash Bedroom 1	13'6 x 10'8
Ash En-Suite Shower Room	7'2 x 5'5

BAY APARTMENT

Bay Hallway	
Bay Lounge / Dining Room	16'5 x 13'2
Bay Shower Room	7'9 x 5'2
Bay Bedroom	16'6 into bay x 12'1

FIR APARTMENT

Fir Kitchen / Living Room	20'8 x 13'8
Fir Shower Room	6'4 x 5'10
Fir Bedroom	13'3 x 9'10

FIRST FLOOR

Landing	
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ELM APARTMENT

Elm Hallway	
Elm Bedroom 1	12'7 max x 12'4 max
Elm En-Suite Shower Room	
Elm Bathroom	7'1 x 6'4
Elm Bedroom 2	11'8 x 10'2
Elm Kitchen / Living Room	20'10 x 11'11
Elm Balcony	

CEDAR APARTMENT

Cedar Hallway	
Cedar Kitchen / Living Room	22'3 x 10'10
Cedar Balcony	
Cedar Bedroom 1	13'11 x 10'2
Cedar En-Suite Shower Room	7'10 x 4'11
Cedar Bedroom 2	12'2 x 10'4
Cedar Bathroom	10'9 x 6'7

OUTSIDE

- Allocated Parking
- Patio Garden to Ash Apartment
- Patio Garden to Bay Apartment
- Patio Garden to Fir Apartment



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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