



**17 PORT LA SALLE**  
YARMOUTH, ISLE OF WIGHT



# 17 PORT LA SALLE

YARMOUTH, ISLE OF WIGHT,  
PO41 0XD

**A SUBSTANTIAL AND IMMACULATE FOUR BEDROOM HOUSE LOCATED IN THE CENTRE OF THIS EXCLUSIVE COASTAL DEVELOPMENT WITH THE BENEFITS OF SEA VIEWS, EXTENSIVE GARAGING AND A SHARE OF THE SOUGHT AFTER PORT LA SALLE HARBOUR FACILITIES**

17 Port La Salle has been the subject of a major and thorough refurbishment by a reputable builder, JR Buckett & Sons. Tastefully and neutrally decorated, the property has had two extensions and a large detached double garage/boat store with a large room above. Offering extensive accommodation over two levels with spacious and stunning rooms and fabulous sea views, this house will suit a multitude of buyers. The property has a substantial footprint and occupies one of the largest and quite frankly best plots on this highly fashionable coastal development, which is located only a mile from Yarmouth within an AONB (Area of Outstanding Natural Beauty). Stunning sea views are enjoyed from the house and grounds, where a well landscaped garden is on offer. It has been constructed on an elevated plot, which enables the house to have a bright aspect with good views. Outside the garage is an extensive new driveway with a raised deck area with a contemporary porch with access through into an unusually large hallway which leads off to the principal rooms on the ground floor.





The property is located just up from the slipway and harbour which allows for direct access into Bouldnor Bay and The Solent. The vendors do have a deep water mooring, by way of a Crown Estate Licence which could be assigned to a new owner of the house. Bouldnor Bay is a magnificent bay offering excellent sailing, windsurfing, fishing and kayaking/paddle boarding. There are miles of coastal footpaths and beaches within a few minutes' walk of the property. Set over two floors, Number 17, comprises; four double bedrooms (two with en-suite facilities), a large kitchen/diner, family shower room, study, sitting room, conservatory and a large utility room with rear hallway. The master bedroom has fabulous sea views and a good sized bath/shower room en-suite. The kitchen is modern and of high quality with an integrated ceiling mounted speaker system (Sonos). There's a large east facing sitting room located just off the large entrance hall, which benefits from a stylish wood burner. The impressive double garage has a w/c and shower facilities with good potential for this area to have further accommodation or perhaps a self-contained annex (subject to obtaining necessary consents). The garage has the benefit of photovoltaic solar panels on the roof.

**TENURE** Freehold (the house), plus a share in the ownership of the Port La Salle Harbour Company. There are about 16 owners who share the foreshore and slipway.

**SERVICES** Mains water, gas, drainage and electricity are connected to the property.

**POSTCODE** PO41 0XD

**VIEWINGS** All viewings will be strictly by prior arrangement with Sole Agents, Spence Willard, Yarmouth Office.





TOTAL APPROX. FLOOR AREA 2461 SQ. FT. (228.7 SQ. M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of bricks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.  
Wills will Revision 02/17



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