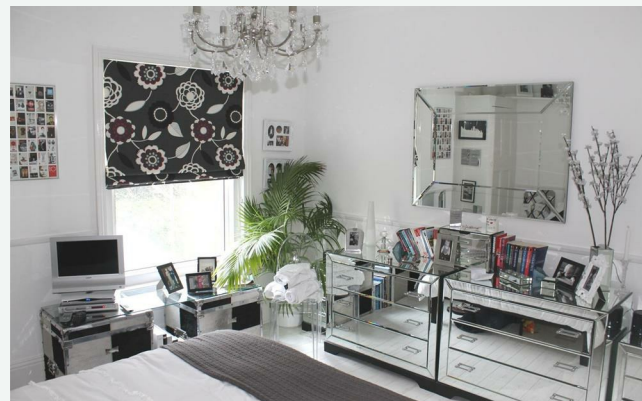


# SPENCE WILLARD



1 Gordon House, South Street, Yarmouth, Isle Of Wight, PO41 0QB

# A truly stunning 2 bedroom first floor apartment, situated in the heart of the Yarmouth Conservation Area, just off the High Street.

VIEWING  
YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005  
WWW.SPENCEWILLARD.CO.UK

Number 1 Gordon House has been sympathetically upgraded to a high standard, whilst retaining many of its original features, which has created a bright and spacious property, presented in excellent order throughout.

Yarmouth is a picturesque harbour town, surrounded by countryside of Outstanding Natural Beauty including the unspoilt Yare Estuary. There are excellent sailing facilities and a good range of shops, restaurants and pubs, and a regular ferry service to Lymington.

#### COMMUNAL ENTRANCE HALL

with access to first floor and landing. Entry phone, and security lighting system is provided to hall, stairs and landing.

#### ENTRANCE HALL

Storage cupboard with useful shelving.

#### KITCHEN

9'0" x 9'6"

A modern kitchen with pleasant East facing views over a grass tennis court and period properties beyond. Built-in microwave, separate oven, ceramic four burner hob unit with extractor system above are provided. Single stainless steel sink unit with mixer taps and tiled splash back. Corner cupboard housing 'Linea He' modern combination gas boiler.

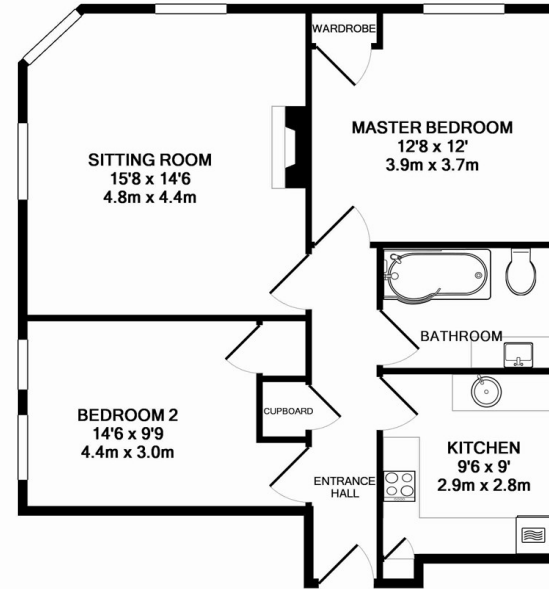
#### BATHROOM

A lovely family bathroom with a seaside feel, incorporating bath with mixer taps, shower fittings, tiled splash backs and glass screen. Wash hand basin situated on a solid pine surface, with unit underneath, and low level WC.

#### SITTING ROOM

15'8" x 14'6"

An excellent triple aspect room, benefiting from good views over South Street and the High Street. This bright and airy room has an attractive marble fireplace as a good focal point. Solid wood built cupboard and shelves.



TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2012

#### MASTER BEDROOM

12'8" x 12'0"

A large double bedroom with views of the High Street. Built-in wardrobe with shelving above.

#### BEDROOM 2

14'6" x 9'9"

A good sized West facing double bedroom, together with a built-in wardrobe and shelving above.

#### SERVICES

Mains electricity, water and drainage. Gas fired central heating with panel radiators.

#### TENURE

A share of the Freehold is owned by this property and subject to a Leasehold interest of 125 years from 1999. Currently £45 per month is payable to Gordon House Management Ltd for maintenance of the building.

#### COUNCIL TAX

Band B

#### EPC Rating

D.

#### VIEWINGS

All viewings will be strictly by prior arrangement with the sole selling agent.

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.