

SPENCE WILLARD



2, Waters Edge, Port La Salle, Yarmouth, PO41 0XB

# *A fabulous 4/5-bedroom detached waterfront home set against the stunning backdrop of The Solent with direct water frontage and uninterrupted sea views to the New Forest shoreline beyond*

VIEWING:

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

2 Waters Edge is located in an elevated position offering commanding views across The Western Solent. It is situated on an exclusive small development just outside Yarmouth and is the perfect coastal retreat for those looking either for a second home, or a main family home. There is flexible and extensive living accommodation downstairs and three large bedrooms upstairs, the property is set within good-sized gardens; with an enclosed south-facing lawn and terrace to the front with an impressive gently sloping lawn that leads all the way to the water's edge at the rear. There are five properties in the higher Waters Edge row, and all have a right of way between each property close to the sea wall. There are examples of three neighbouring properties having obtained permission and now constructed a timber jetty allowing direct access onto boats or for swimming/fishing off.

Built approximately 35 years ago, number 2 is a chalet style property with an 'Alpine' feel to its appearance. The original cladding has been replaced with a weatherproof faux timber and the property has been well maintained. There are double glazed windows and doors with excellent sliding doors allowing good access to outside to make the most of this magnificent location.

Port La Salle is just a two-minute drive, or an easy flat walk away from the popular and bustling historic harbour town of Yarmouth. Renowned for its excellent sailing facilities, the town also boasts of a good selection of local shops, restaurants and pubs. Located on the Yar Estuary, an Area of Outstanding Natural Beauty with countless and varied walks available through surrounding picturesque countryside and farmland beyond. The town also has a frequent car ferry service connecting to Lymington, with good onward transport links to the rest of the country.

Partially glazed Front Door opens into:

**ENTRANCE HALL** Large area with carpeted floor, under stairs storage cupboard, stairs to first floor and doors off to:

**BOOT ROOM** A brilliant storage area for all coats, shoes and sailing gear. There is plumbing for a shower room should that be preferred.

**CLOAK ROOM** Downstairs w/c with wash hand basin. East facing window.

**BEDROOM 4/TV ROOM** Currently used as a second lounge, this good-sized room with a sunny, south-facing aspect would work equally well as a separate children's playroom, or a fourth downstairs bedroom. With double windows to the front, overlooking the garden, windows to the rear.



**STUDY/BEDROOM 5** South facing room with radiator and window overlooking the garden.

**KITCHEN** West facing, comprising of a good range of base and wall mounted cupboards and drawers. With integrated appliances; double oven, hob with extractor hood over. Inset 1 1/2 bowl sink with drainer, tiled splash backs. Window to side overlooking the garden and opaque glass door leading to:

**UTILITY ROOM** A good-sized room with ample space for appliances. Wall mounted combi boiler for central heating and hot water. Sink and wall unit with worktops. Door to west side garden.

**SITTING ROOM/DINER** A large living space offering the most fantastic views out across the Solent and to the mainland South coast beyond. This room cannot fail to become the heart of the house and is perfect for both sociable entertaining and time spent relaxing with its panoramic backdrop. The dining area has double windows to the side and double patio doors to the seaside terrace. This room has a fireplace (untested) with chimney over.

#### FIRST FLOOR

Stairs from the ground floor lead up to a light and bright galleried landing with east facing skylight window. With doors off to:

**MAIN BEDROOM** This very generous sized bedroom has the most fantastic outlook over The Solent. With two sets of patio sliding doors to maximise the views and flood the room with light, opening onto a balcony running the width of the rear. The bedroom has extensive and deep under-eaves storage cupboards. There is a bathroom en suite to the side with w/c and wash hand basin with a skylight window over.



**BEDROOM 2** Good-sized double room with a sunny South-facing aspect. With patio doors leading out to a balcony from which to enjoy views over the garden and the benefit of the sun for most of the day. Under-eaves storage with en-suite shower room and w/c, wash hand basin.

**BEDROOM 3** Good-sized double room with a sunny South-facing aspect. With patio doors leading out to a balcony from which to enjoy views over the garden and the benefit of the sun for most of the day. En-suite bathroom and w/c, wash hand basin.

#### OUTSIDE

2 Waters Edge is approached via a private driveway where there is a concrete apron in front of the DOUBLE GARAGE with electric door, power, lighting, and rear door access into the garden.

#### FRONT GARDEN

Via gated access from the driveway, the enclosed front garden benefits from its southerly aspect and is a glorious suntrap. There are paved paths leading to the front door.

#### REAR GARDEN

The real showstopper, it becomes obvious why the development is so named with the extensive rear garden leading all the way down to the water's edge. To the east side of the house is a side gate and gravel garden. On the west side of the house is an impressive and good-sized paved area which offers incredible views – perfect for a BBQ.

**SERVICES** All mains' services are connected.

**TENURE** The property is Freehold. The cost liabilities of the north facing slope/seawall is split between all 5 houses and there are covenants preventing individual fencing of the rear garden. There is a right of way alongside the seawall for the 5 houses. The houses have an equitable shareholding in the Wedge Association Ltd and is used to pay for maintenance/repair works for the foreshore.

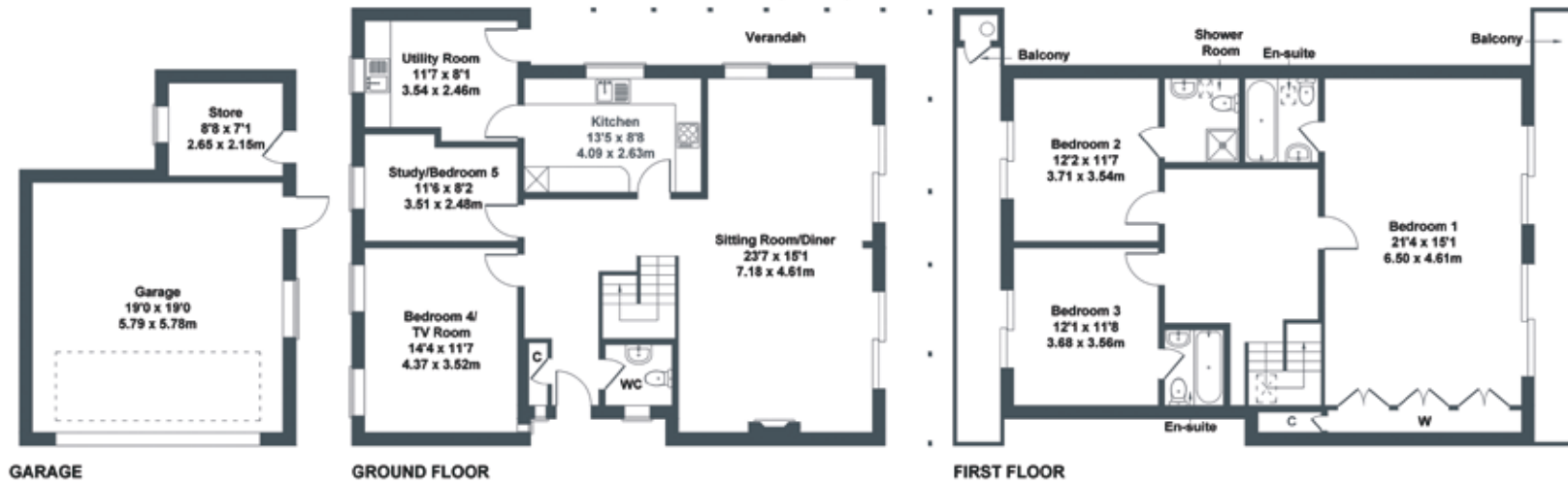
**AGENTS NOTES** Front cover photos taken prior to a neighbouring jetty being constructed.

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



## 2 Waters Edge

Approximate Gross Internal Area  
2465 sq ft - 229 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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