

SPENCE WILLARD



3 Gordon House, Yarmouth, Isle of Wight, PO41 0QB

A wonderful 1-bedroom top floor apartment with plenty of character, built into the eaves, and situated in the heart of the Yarmouth Conservation Area, just off the sought after High Street.

VIEWING

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The penthouse apartment is available to the market for the first time in around 2 decades and offers a bright and spacious property, presented in good order. The property benefits from a large sitting room with a good aspect over the conservation area of Yarmouth and a sea glimpse. The property is elevated with its own access on the top floor - there are wonderful long-range views across the Town and towards the Downs/Tennyson Monument. Access to the Solent foreshore is around 100m from the property, where the coastline can be enjoyed.

The property has been a successful long let for a number of years but lends itself well for a good 'lock up and leave' or to live in full time for those looking for a central position within which to live. The bedroom is a good size and has plenty of under eaves storage cupboards.

Yarmouth is a picturesque harbour town, surrounded by countryside of Outstanding Natural Beauty including the unspoilt Yar Estuary. There are excellent sailing facilities and a good range of shops, restaurants and pubs, and a regular ferry service to Lymington. The Royal Solent yacht club is around two minutes' walk from the property and shops are also very close by. The Gordon House apartments occupy a corner plot between the High Street and South Street. Access is off South Street.

COMMUNAL ENTRANCE HALL

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

SITTING ROOM/DINER

A superb, large lofty space - perfect for entertaining etc. There is plenty of built in storage and windows facing west.

KITCHEN

An adjoining modern kitchen is accessed off the sitting room/diner with two large skylight windows delivering fine long range views. There is a gas hob and space for a dishwasher. It's a very light and airy space with multiple windows on the south, west and east side (including the sitting room). There is space off the kitchen area, which would make a useful study space for home working.

BEDROOM

A large North facing double bedroom with a shower room on-site with WC and



Total area: approx. 64.1 sq. metres (690.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

Flat 3 Gordon House, South Street, Yarmouth, PO41 9QB

wash hand basin.

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.

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