SPENCE WILLARD

# 5 Fort Victoria Cottages, Norton, Yarmouth, Isle of Wight

*A truly stunning well-presented terraced coastal retreat offering commanding views across the West Solent towards Lymington and the New Forest National Park shoreline – all just a short walk from the centre of Yarmouth.*

VIEWING
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Located in a prime and highly sought-after position, this terraced cottage offers an excellent coastal residence and benefits from having been meticulously maintained by the vendors.

The property is a Grade II listed former Officer's Cottage with two bedrooms, pleasantly situated in a coastal location on the outskirts of Yarmouth adjacent to Fort Victoria. The property has breath-taking sea views over the Western Solent to the New Forest beyond and is within yards of the beach and coastal footpaths giving access through to Yarmouth and Colwell Bay and Sandhard Beach.

The property has been upgraded and refurbished to a high standard to provide a comfortable character home with all the benefits of modern living. Features include a bathroom with shower overhead, a stunning modern kitchen with a good range of units which are of neutral colour with built in appliances, electric heating, wood burner, landscape garden to the rear, communal parking and a large area of communal lawn to the front.

The property is ideally suited for either a permanent coastal cottage, or a holiday retreat/investment.

ENTRANCE
From the north elevation:

SITTING ROOM
Exposed varnished floorboards. Window to front with views of the Western Solent. Electric radiator and wood burning stove and recessed shelving to the sides.

KITCHEN/DINING ROOM
(open plan) Well fitted with a range of modern wall and base units with fitted roll top work surfaces incorporating an inset sink unit and electric induction hob. Built in electric oven, cooker hood, fridge/freezer. Part tiled walls, electric wall heater, window and door to rear.

Glazed door to:

INNER HALL
Stairs off to first floor, under stairs store cupboard, electric radiator and door to:

BATHROOM
With bath and low-level WC, pedestal wash hand basin.

FIRST FLOOR

LANDING
With window to rear and access to loft space.

BEDROOM 1
Double bedroom with window to front with stunning sea views over the Western Solent to the mainland coastline beyond. Electric radiator. Feature fireplace.

BEDROOM 2
South facing window to rear. Electric radiator.

OUTSIDE
The front garden is enclosed by cast iron railings and laid to paving with access to the front entrance. Immediately in front of the cottages is a large area of communal lawn which runs down to Westhill Lane providing additional shared amenity space for Officer's Cottages. There is excellent access to the stunning West Wight coastline. To the rear of the property is a communal access way to the rear of each property beyond which is a private area of terraced and landscaped garden which is enclosed to the sides
and rear by fencing. This section of garden is beautiful with a path leading upwards.

COUNCIL TAX
B.

EPC RATING
E.

TENURE
The cottages are Leasehold, but the Freehold is jointly owned by the various owners who are all shareholders in the Fort Victoria Management Company. There is an annual charge of approximately £650 to cover the maintenance of the car park, communal lawns and Klargester drainage.

SERVICES
Mains water and electricity. Private drainage shared by the cottages to a Klargester tank situated on the land to the seaward side of the access road to the Fort.

POSTCODE
PO41 0SA

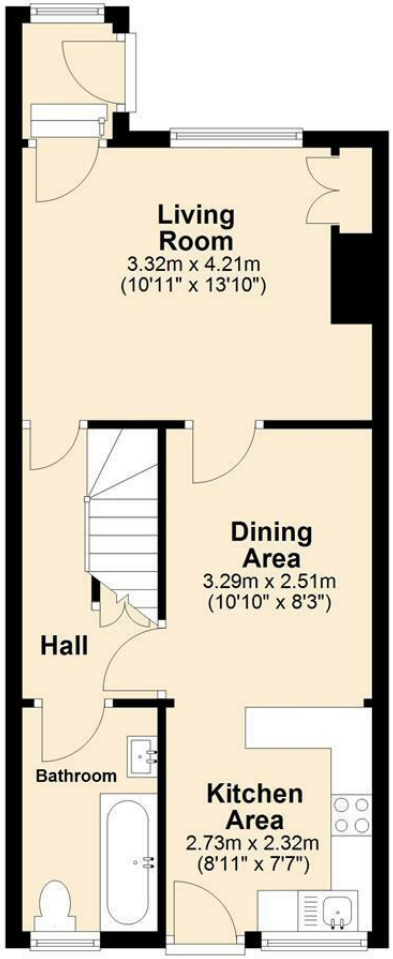
DIRECTIONS
From Westhill Lane on the corner before "The Boathouse" follow the blue sign to the left marked "coastal path" and follow the driveway until you see the car park on the right hand side.

VIEWINGS
Strictly by appointment with the agent Spence Willard.

NOTES
Whilst every care has been taken in preparing these particulars they do not constitute or form any part of any offer or contract. All interested parties must verify for themselves the accuracy. All measurements are approximate.

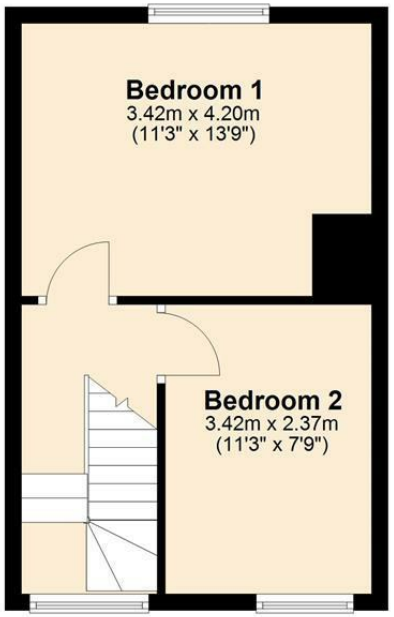
## Ground Floor

Approx. 40.5 sq. metres (435.7 sq. feet)




## First Floor

Approx. 29.1 sq. metres (312.8 sq. feet)




Total area: approx. 69.5 sq. metres (748.5 sq. feet)

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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.