

SPENCE WILLARD



4 Selwyn Court, Latimer Road, St. Helens, Ryde, Isle of Wight, PO33 1YR

Occupying a frontline position on the edge of Bembridge Harbour, this well presented and spacious ground floor apartment enjoys glorious views, outside space and separate garage.

VIEWING

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Located in a popular part of the east Wight on the waters edge of Bembridge Harbour and a short distance from St Helens village as well as direct access to glorious walks to The Duver and onto Priory Bay. This purpose-built apartment enjoys fantastic views of the harbour with the everchanging landscape of water based activity of and wildlife. Comprising a large open plan dining and living area, with sliding doors onto the private and communal gardens, there is also a separate kitchen, two bedrooms and a shower room. The property further benefits from well-maintained grounds, communal gardens and there is a separate garage a short walk from the apartment.

Ideally situated on the harbour quay and the causeway leading to the sand dunes of the Duver and family friendly beach, with excellent access to Bembridge Harbour, with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. The small but vibrant village of St Helens has a village shop, two restaurants and a pub, together with an antiquarian bookshop. There is easy access to a range of extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as several good beaches, Bembridge and around Priory Bay which can be reached without crossing a road.

Accommodation

Entrance

Apartment 4 is accessed through a small, covered walkway with its own front door.

Hallway

With engineered wood flooring and two useful storage cupboards.

Kitchen

With outlook over the harbour, the kitchen incorporates a full range of under counter and wall-mounted storage units incorporating a large stainless sink with mixer tap over, space and plumbing for a range style oven with extractor over, and washing machine. Integrated fridge and freezer.

Open Plan Dining & Living Area

An excellent room with sliding doors enjoying glorious harbour views and accessing the terrace, making this an excellent family space and ideal for entertaining.

Shower Room

With vanity unit wash basin, shower, heated towel rail, tiled walls, carpeted floor and W.C.

Bedroom 1

A generous double bedroom with built in wardrobes.

Bedroom 2

A smaller bedroom currently arranged as a study with high level built in cupboard storage and outlook over the front aspect.

Outside

Directly outside the property and overlooking the harbour is a beautifully presented terrace with Indian sandstone paving providing an ideal space for outdoor dining and entertaining. The apartments garden extends onto a communal area owned by the development and with access to the waters edge and harbour. At the front of the building is a bin storage area and the path leading toward the sea wall, Duver and Marina.

Garage

A garage is located on Latimer Road, a short walk from the apartment with a parking space outside.

Services

Mains electricity, water and drainage. Heating is provided by gas fired Vaillant ?? combination boiler located in the kitchen and delivered via radiators.

Tenure

The apartment is offered with the benefit of a 999 year lease from 1984 and is sold with the share of freehold and costs payable are £720.00 per annum service charge payable to the managing agent (Selwyn Court Management Company LTD).

Holiday lets are currently not permitted on the lease, however assured shorthold tenancy (long lets) and pets are allowed under license.

EPC Rating

TBC

Council Tax

Band C

Postcode

PO33 1YR

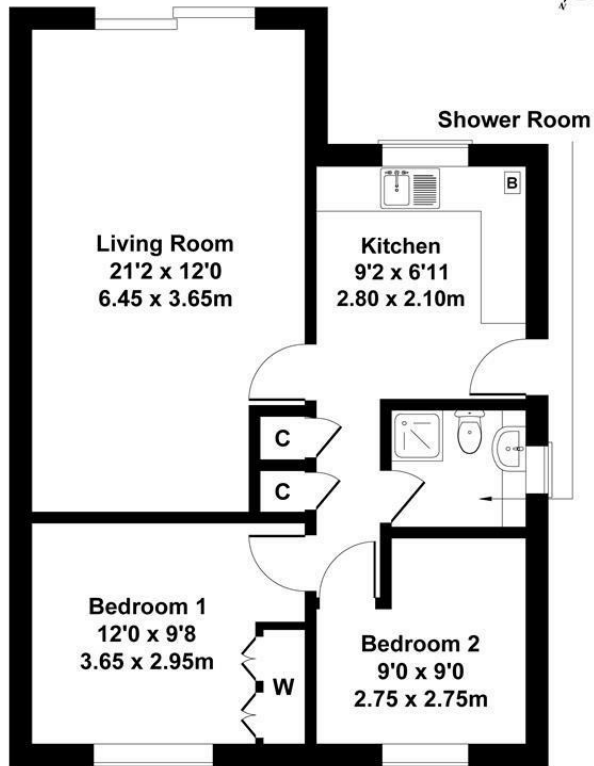
Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard



4 Selwyn Court

Approximate Gross Internal Area
624 sq ft - 58 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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