



2 LANGTRY HOUSE

FRESHWATER BAY, ISLE OF WIGHT

GUIDE PRICE
£260,000

spence
willard

2 LANGTRY HOUSE

FRESHWATER BAY

ISLE OF WIGHT

PO40 9PX

A SPACIOUS PURPOSE BUILT FIRST FLOOR THREE BEDROOM APARTMENT BUILT AROUND 14 YEARS AGO IN A BUILDING OF JUST THREE PROPERTIES AND SITUATED IN THE POPULAR EASTON CONSERVATION AREA OF FRESHWATER BAY.

The apartment comprises a good sized lounge, kitchen/diner, three double bedrooms (one en suite), a main bathroom. The accommodation features gas central heating and double glazing throughout.

Pleasantly situated close to the local general store and Piano Bar in Freshwater Bay, the property is also and within easy reach of the beach, 18 hole golf course and miles of downland and coastal walks. Freshwater village centre with its shops, services and amenities is approximately a mile away and accessible via a bus service in Victoria Road. The nearby harbour town of Yarmouth, with its mainland ferry terminal, is approximately ten minutes drive away, making this apartment ideal as a permanent residence or as a weekend/holiday retreat.

ENTRANCE HALL with a very useful built-in storage cupboard.

LOUNGE 17' 9" max x 11' 1" (5.430m x 3.402m) A good sized room with a bay window to the front.

KITCHEN/DINER 12' 5" max into bay x 12' 8" (3.794m x 3.868m) Well fitted with a range of wall and base cupboards, drawers and work surfaces incorporating a stainless steel sink unit and built-in electric oven, gas hob and cooker hood over. In addition, there is an integrated washing machine, dishwasher and wall mounted 'Worcester' gas boiler for central heating and hot water.

BEDROOM 1 12' 4" x 12' 8" (3.783m x 3.876m) A spacious double bedroom with double doors to the rear with a Juliet style balcony enclosure.

EN SUITE SHOWER ROOM 6' 7" x 5' 3" (2.018m x 1.618m) with suite comprising WC, wash basin and a tiled and screened shower cubicle.

BEDROOM 2 12' 8" x 8' 6" (3.868m x 2.615m) Another good double bedroom with an outlook to the rear.

BEDROOM 3 9' 1" x 9' 0" (2.774m x 2.754m) A double bedroom with an outlook to the rear.





BATHROOM 7' 8" x 5' 7" (2.341m x 1.726m) with suite comprising WC, wash basin and bath with shower tap attachment.

OUTSIDE There is a gravelled communal car parking area to the front with an allocated parking space and to the side of the property is a gated access to a communal area of garden with an adjacent refuse area and store.

COUNCIL TAX BAND C

EPC RATING B



VIEWINGS All viewings will be strictly by prior appointment with the selling agent Spence Willard.



2 Langtry House

Approximate Gross Internal Area
995 sq ft - 92 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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Avenue Road,
Freshwater,
Isle of Wight,
PO40 9UR
Tel: (01983) 756575

freshwater@spencewillard.co.uk

www.spencewillard.co.uk

