

SPENCE WILLARD



1 Langtry House, Victoria Road, Freshwater Bay, Isle of Wight

A generously sized ground floor, purpose-built two-bedroom apartment in a sought-after area of The Bay, complete with a private garden and parking.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



This property has been well maintained and offers spacious, well-proportioned rooms fitted with LVT wood effect flooring throughout to create a seamless flow. The front features a large kitchen/dining room with plenty of storage space and room for a sizeable dining table and chairs. At the rear, the generous living room boasts double doors that open out to a private garden. There are two double bedrooms: one at the front and one at the rear. The rear bedroom includes an en suite shower room and direct access to the garden. The property is completed by a well-appointed bathroom. Outside, there is allocated parking at the front of Langtry House within the communal parking area, and to the rear, a lovely, enclosed private garden.

LOCATION

Located in a sought after conservation area, Langtry House is within a few yards walk of the local Orchard Brothers convenience store together with the popular Piano Cafe and a public footpath leading onto Tennyson Down. The thatched church of St Agnes is just around the corner and the beach in Freshwater Bay with the newly refurbished Albion Hotel is within a few hundred yards. there is a wider range of shops and amenities in Freshwater village centre and the picturesque harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is within a ten minute drive making this property appealing as either a fabulous lock up and leave or permanent home.

ENTRANCE HALL

Featuring a built-in cloak storage cupboard.

LIVING ROOM

5.50m x 3.95m max (l shaped) (18'0" x 12'11" max (l shaped))

A generous space enjoying a view and direct access to the private garden.

KITCHEN/DINING ROOM

5.30m x 3.40m (17'4" x 11'1")

A large room with an outlook to the front and featuring fitted cupboards, drawers and work surfaces incorporating an inset sink and integrated appliances including a fridge freezer, double electric oven, electric convection hob, washing machine and dishwasher. The gas central heating boiler is neatly concealed behind a wall cupboard.

BEDROOM 1

3.95m x 3.75m (12'11" x 12'3")

A large double bedroom with a view and access to the private garden and a door to:

EN SUITE SHOWER ROOM

2.0m x 1.60m (6'6" x 5'2")

With suite comprising WC, wash basin and shower cubicle.

BEDROOM 2

3.95m x 2.70m plus bay (12'11" x 8'10" plus bay)

Another generous double bedroom with a bay window enjoying an outlook to the front.

BATHROOM

2.30m x 1.70m (7'6" x 5'6")

A well appointed facility comprising WC, wash basin and a bath with shower attachment over.

OUTSIDE

To the front of the property there is a graveled parking and turning area with space to park a car with an external power socket adjacent. To the side of the building is a small area of enclosed communal garden together with a useful bicycle store and a refuse bin area.

The apartment itself features its own private garden to the rear which is pleasantly landscaped and provides a pleasant area to sit out. There is a useful timber garden building, a paved patio terrace and three retractable canopies over the rear facing window and doors. A gated side pathway provides access to the front parking area.

COUNCIL TAX BAND

B

EPC RATING

C





TENURE

Leasehold

Lease: 125 years from June 2007

Service Charge: Currently £950 Per Annum (£237.50 paid quarterly)

Ground Rent: Peppercorn

POSTCODE

PO40 9PX

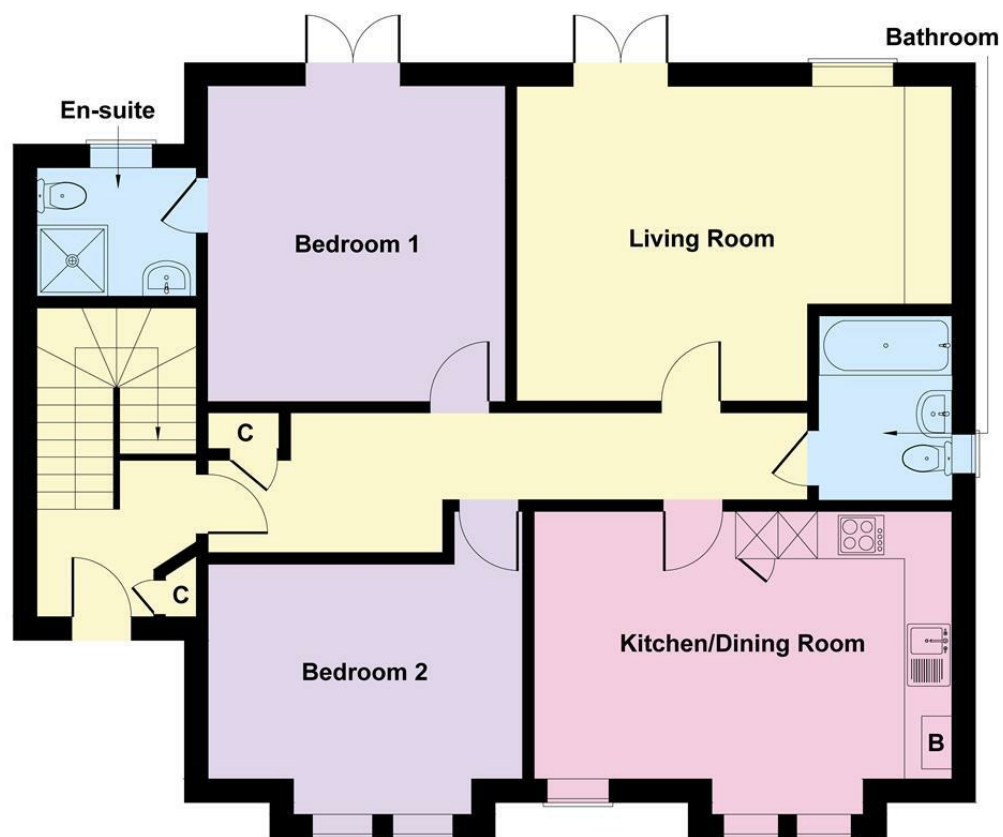
VIEWING

Strictly by appointment with the selling agent Spence Willard.





1 Langtry House



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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