SPENCE WILLARD



1 Wheatsheaf Lane, Yarmouth, Isle of Wight

A beautifully refurbished two-bedroom apartment in the very heart of historic Yarmouth, just a stones throw from the Ferry, harbour and shops and restaurants.

VIEWING
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Situated in the heart of Yarmouth's charming and historic old town, on the highly desirable semi pedestrian Wheatsheaf Lane, this stunning two-bedroom first-floor apartment has recently undergone an extensive refurbishment, creating a beautifully presented home in an enviable coastal location.

The apartment forms part of an attractive traditional period property, beautifully finished in characterful Island stone. A particularly appealing feature is the apartment's own generous ground-floor entrance lobby/hall and private front door, providing a welcoming entrance and valuable additional space, ideal for storing bicycles, beach equipment and outdoor essentials. From here, stairs with storage under, lead to the first floor, where the accommodation has been thoughtfully refurbished throughout. There is also a rear door leading through to a allow an alternative access to the property.

The beautifully presented accommodation comprises a brand-new fitted kitchen, a stylish new bathroom, a spacious double aspect (east and west) sitting room and two well-proportioned double bedrooms – both south facing. The apartment enjoys an abundance of natural light, with numerous windows throughout, double glazing and an interesting outlook that adds to its charm and appeal.

The location is quite exceptional for those seeking a town centre property. Wheatsheaf Lane is just a short stroll from Yarmouth's ferry terminal and yacht clubs, with the picturesque harbour only moments away. The town's excellent range of independent shops, cafés, traditional pubs and restaurants are all within easy walking distance. The surrounding coastline also offers some wonderful walks and spectacular scenery.

Combining the charm and character of historic Yarmouth with the comfort and convenience of a comprehensive modern refurbishment, this is a particularly attractive opportunity to acquire a ready-to-enjoy coastal home, weekend retreat or investment property in one of the Isle of Wight's most sought-after harbour towns.

Tenure
Lease 125 years from 2015.
Ground rent £100per annum
Service charge say £1,000 per annum

Services Mains electricity, water and drainage. Gas fired central heating with panel radiators.

EPC Rating D

Council Tax Band B

Postcode PO41 0PF

PARKING Parking is on street permit parking. Permits are obtained from Isle of Wight Council. Two permits may be issued per household. Permits will be issued for a 12-month period from the date of issue.

The permit will allow parking within the designated bays of the relevant parking zone. These bays are denoted by signage with the name of the zone stated. The permit cannot be used outside of the relevant parking zone.

Viewings Strictly by prior appointment with the sole agent, Spence Willard











Total area: approx. 73.9 sq. metres (796.0 sq. feet)

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Plan produced using PlanUp.

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