SPENCE WILLARD



3 Fort Victoria Cottages, Norton Yarmouth, Isle of Wight

A truly stunning 2-bedroom, well-presented coastal retreat offering commanding views across the West Solent towards Lymington and the New Forest National Park shoreline – all just a short seaside walk from the centre of Yarmouth.

VIEWING
YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



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. No 3 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 with intricate wooden mantlepiece, landscaped garden to the rear, communal parking and a large area of communal lawn to the front. There is also a useful porch on the northern elevation.

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 quality modern wall and base units with fitted roll top work surfaces incorporating an inset sink unit and electric hob. Built in electric oven, cooker hood, fridge/freezer. Part tiled walls, electric wall heater, window and door to rear.

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

BATHROOM
With bath & shower 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. To the rear, there is a delightful private garden with well stocked beds and borders, a paved seating area and useful summerhouse style storage shed suitable for bikes, paddleboards etc.

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 towards the Country Park with its network of footpaths through mature woodland.

COUNCIL TAX Band 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 £1,495 to cover the maintenance of the car park, communal lawns, Klargester drainage and buildings insurance.

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
All viewings will be strictly by prior arrangement with Sole Agents, Spence Willard, Yarmouth Office.



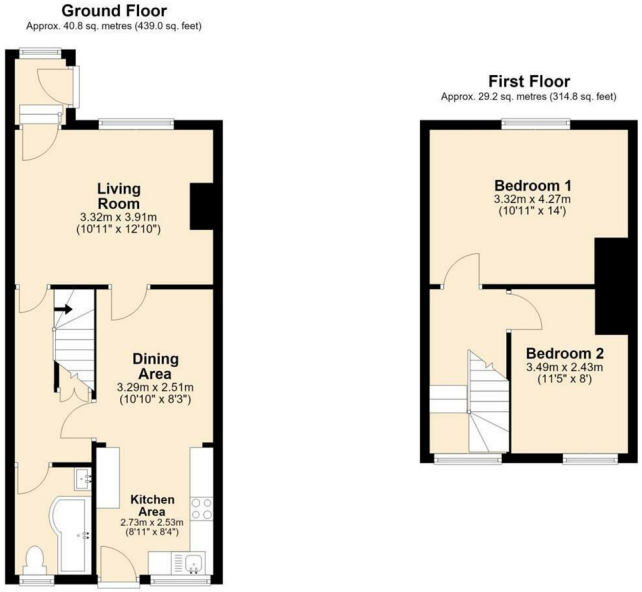












Total area: approx. 70.0 sq. metres (753.8 sq. feet)

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