

SPENCE WILLARD



Waters Edge, 4 Alexandra Cottages, Norton, Isle of Wight

A fabulous opportunity to acquire a fine, 3 bedroom coastal house with the most magnificent panoramic sea views over The Western Solent.

VIEWING

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Waters Edge offers all the comforts of a modern high specification property and is located a stones throw from the beach. It is well presented throughout and enjoys a fabulous aspect with a useful balcony to enjoy fine sunsets. A garage is located to the rear of the property and an attractive path leads through the private rear garden which is stocked with maritime plants.

The popular Harbour Town of Yarmouth is just 4 minutes away by car or an easy, flat walk along the sea wall and has a good selection of pubs, restaurants and shops. The town is renowned for its excellent sailing facilities and offers both permanent and visitor moorings and has a regular car ferry service to Lymington.

NOTE: Photos taken in 2016

Approach via the rear of the property to partially glazed, front door opening into:

Entrance Hall

At first floor level with staircases leading down to ground floor and up to second floor, and door off to:

Stairs down to:

Ground Floor

Hallway with radiator and doors off to:

Bedroom 2

Good sized twin room benefiting from a pleasant outlook over the rear garden. With radiator and built-in storage cupboard also housing the boiler.

Shower Room

Useful additional shower room with large, fully tiled shower cubicle with electric shower, W/C and wash hand basin. Heated towel rail and tiled floor.

Bedroom 1

This good-sized double room could be used as a master bedroom or is ideal as a guest bedroom. With stunning sea views from the attractive bay windows and door through to front garden terrace. Bathroom en-suite with W/C and wash hand basin and bath with shower over.

First Floor

Living Room/Dining Room

This first floor living room allows for the maximum of opportunities to take in the fantastic, uninterrupted views out over The Solent - across to Lymington and Keyhaven and easterly up towards Southampton. This comfortable, family room has double French Doors leading through to the;

Kitchen

Well fitted modern kitchen with an extensive range of floor and wall mounted units comprising cupboards and drawers and ample working surfaces. Integrated electric oven, ceramic hob with extractor hood over, single integrated sink with mixer taps over and space and plumbing for; washing machine, tumble dryer and dishwasher. Tiled splash backs and large window overlooking the rear garden.

Stairs up to:

Second Floor

Landing with Velux window.

Bedroom 3

Large double room with Velux window and window to side, radiator and doors off to:

Ensuite

Suite comprising W/C, wash hand basin and shower. Tiled splash backs, radiator and Velux window.

Dressing Room

Useful, separate room with hanging and shelving space with under-eaves storage cupboard.

Outside

To the immediate front of the property there is a paved patio





area with steps leading to the road with an enclosed garden area stocked with tropical plants.

From the front there is a gated side access to the Rear Garden: A large, terraced and paved patio-style garden giving owners the benefit of maximum enjoyment with the minimum of maintenance required.

The property has a single GARAGE with up and over doors, power and lighting and additional door leading into the garden. There is an allocated parking space within the communal parking area - accessed via a private road to the rear.

Services

Mains water and electricity. Oil fired central heating. Private drainage shared by the cottages to a Klargestor tank situated on the land to the seaward side of the access road to the Fort.

Service Charge £970 paid to Fort Victoria Management Company.

Tenure

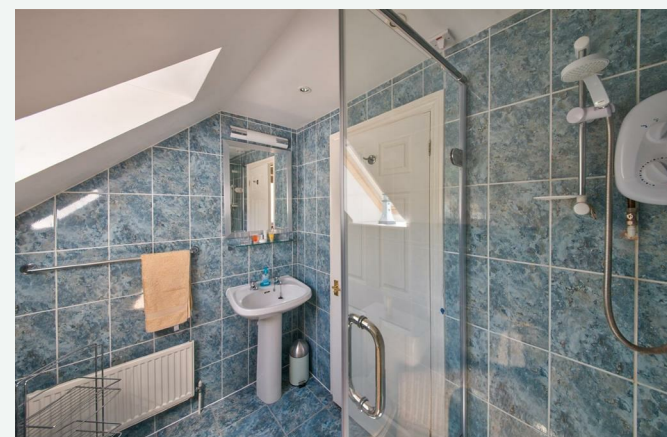
Freehold.

EPC Rating D.

Council Tax Band E.

Postcode PO41 ONA.

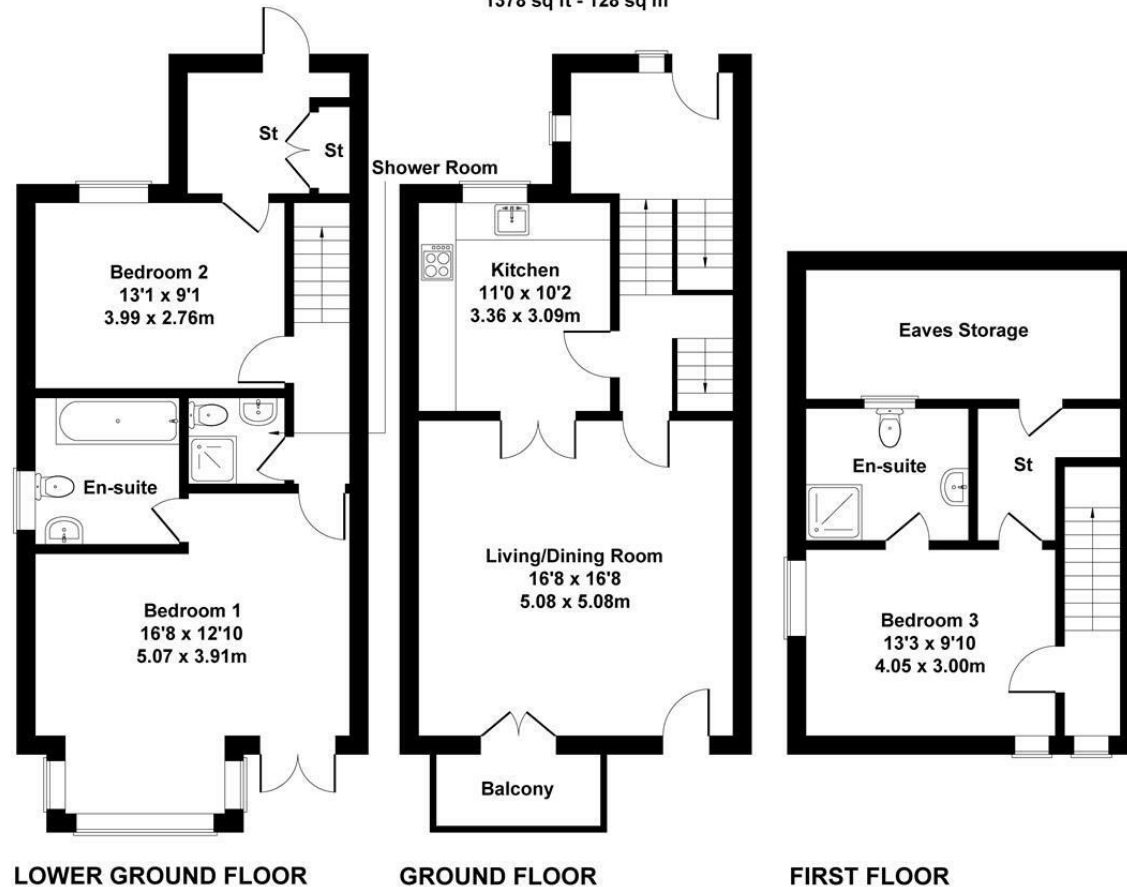
Viewings ~ Strictly by appointment with the selling agent Spence Willard.





Waters Edge, 4 Alexandra Cottages

Approximate Gross Internal Area
1378 sq ft - 128 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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