

SPENCE WILLARD



2 Jireh Place, Yarmouth, Isle of Wight, PO41 0NR



*A centrally located spacious, top floor, two-bedroom apartment offering plenty of natural light and an attractive outlook over Yarmouth, a glimpse of Yarmouth Harbour and all within a short walk from the Wightlink Ferry Terminal.*

VIEWING

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Situated in the heart of Yarmouth, on the edge of the Market Square, directly next to the Town Hall which pinpoints the heart of Yarmouth, 2 Jireh Place is a spacious, quiet, bright and sunny 2BR flat with 2 double bedrooms, a windowed shower room, spacious sitting room with breakfast bar into kitchen, all with a full wall of windows down one side of the flat, overlooking St James Church and the rest of Yarmouth toward the River Yar Estuary.

Having recently undergone refurbishment throughout, this flat benefits from works including decorating the walls in shades of cream and white, new cream carpeting throughout, new shower stall and shower room flooring, plus a new smart meter.

Extremely quiet. Only one wall of the 2nd bedroom adjoins the wall of any other flat in the block. Windows are double-glazed throughout. The flat is off of a highly desirable, quiet alleyway.

There is superb cross-ventilation to take in the nearly constant sea breeze across Yarmouth.

Located on the second floor, the entrance to an internal staircase is from the highly desirable Jireh Place, and leads past the 1st floor flat to the 2nd floor.

**Front Door**

The front door opens into a small landing with a large window, at the top of stairs that lead from the ground floor to the second floor.

**Sitting Room**

Very sunny room, with feature breakfast bar separating open-plan kitchen and sitting room, and a wall of windows on one side overlooking Yarmouth and St James' Church tower, plus another window on the other side of the room. There are built-in bookshelves along one side of the sitting room.

### Principal Bedroom

Good sized double bedroom with windows on both sides. Built-in bookcases.

### Shower Room

Newly refurbished shower room, with one opening window. It is comprised of a new shower and shower stall, a WC and a Basin with built-in shelving underneath. It is positioned directly next to the Main Bedroom and the previous occupier has used a decorative silk screen to cordon off the Main Bedroom and Shower Room area, creating a functionally en-suite lay-out.

### Bedroom 2

Good sized double bedroom with one window, opening off from the sitting room. There are Harbour and sea glimpses from the window.

### Open Plan Kitchen

This sunny, open-plan kitchen, with windows at both ends, has good cupboard space and abundant built-in bookshelves over the breakfast bar and along one end of the bright, airy, open-plan kitchen. Integrated stove/hob, boiler, refrigerator, washer and single sink. It is perfectly positioned next to the sitting room, allowing for interaction with guests from the kitchen whilst entertaining small groups.

### Council Tax

Band B - £1,270 per annum (April 2023-March 2024)

### EPC Rating

D.

### Services

All main services (gas, electric, water) are connected to the property. A new smart meter has been installed.

### Maintenance

The block is professionally managed. The maintenance service charge is currently £1,030 per annum (July 2023-24).

### Tenure

The property is leasehold for 155 years from May 2023 at a ground rent of £0 per annum (see Maintenance, above).

### Location

Located in Jireh Place, Yarmouth, Isle of Wight, and adjacent to and highly visible from the main market square in the middle of the town, and next to the Town Hall, a main feature on the market square. 2 blocks from the very vibrant Yarmouth Harbour. Yarmouth featured significantly as a destination 'untouched and unspoilt' village on the Isle of Wight, in the Channel 5 (ITV) series, "Isle of Wight: Jewel of the South".







### About Yarmouth

Yarmouth is an Ancient & Medieval town, with a church, post office, castle, yacht club, sailing club, and numerous pubs, restaurants and independent coffee houses, and local independent village shops, including antique shops, luxury men's shop, a chandlery, various art galleries and interior design shops, a 5-star luxury hotel, several guest-houses, a chemist and a dentist. Yarmouth has its own RNLI and a very well organised and helpful Harbour Commission.

Yarmouth is a sought-after and historic harbour town with excellent sailing and water sport facilities. It is surrounded on three sides by un-developable land or sea. Yarmouth is protected by town council rules prohibiting "chain" businesses to operate in and around Yarmouth, making Yarmouth a very traditional village, protected from over-development.

Yarmouth is a small, but wealthy, town benefitting from trade generated from the surrounding area including Totland, Freshwater, Brook, Shalfleet, Brightstone, Mottistone, Calbourne as well as the entire South Coast of England. Yarmouth is considered an affluent area attracting thousands of visitors annually due to its beautiful and protected location and famous yachting centre (the harbour has doubled in size in recent years).

Yarmouth also provides a convenient getaway to the island for visitors from the mainland via the car and passenger ferry link with Lymington. Further, the town is a short distance from the footpaths leading to the Yar Estuary and miles of countryside and downs as part of an Area of Outstanding Natural Beauty (AONB).

The town itself has an immediate population of approx. 2,500.

### Viewings

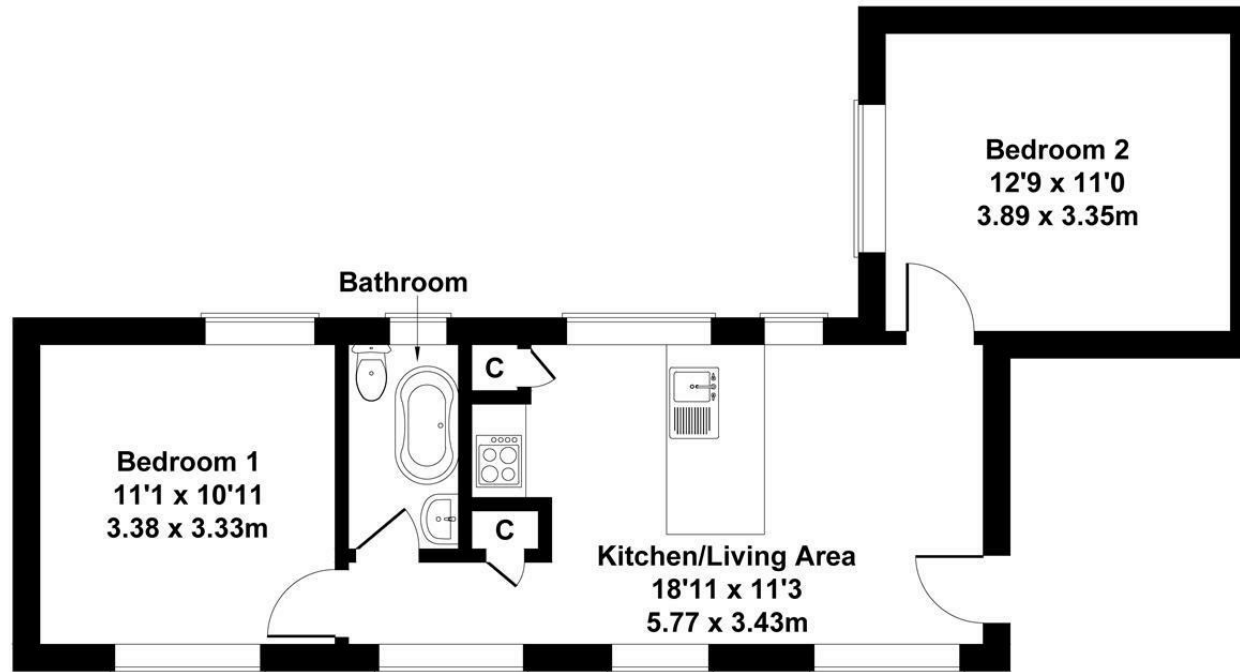
Strictly by Appointment Only with the sole selling agent, Spence Willard





# 2 Jireh Place, Yarmouth

Approximate Gross Internal Area  
529 sq ft - 49 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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