



Flat 31, Beaufort House, Lower Street, Sutton Harbour,
Plymouth, Devon, PL4 0BS



Offers Over £340,000



Beaufort house forms part of the Mariners Court development which was completed in 1991. Conveniently located on Sutton Harbour, within easy walking distance of Plymouth City Centre with its nationally acclaimed Theatre Royal and excellent shopping facilities including Drakes Circus. Plymouth's historic Barbican area with its maze of narrow cobbled streets, restaurants, pubs and shops is within view and easily accessible. Ferries and water taxis to the Dockyard and warships, Mount Batten and Cawsand run regularly within the area. Plymouth Hoe with its beautiful architecture and panoramic sea views is accessed by taking the picturesque walk around the waterfront, with steps up to the Hoe itself.

Perched on the fifth floor and enjoying uninterrupted water views across the picturesque Sutton Harbour, this beautifully arranged two-bedroom, two-bathroom apartment offers a perfect blend of comfort, style, and location, with the added benefit of a garage.

As you step into the property, a spacious hallway welcomes you, thoughtfully designed with built-in cupboards for convenient storage. The heart of the home is the generous lounge/diner, a bright and airy space that opens directly onto a private South facing balcony. From here, you can soak in the calming vistas over the water, the ideal spot to relax or entertain.

The kitchen, just off the hallway, is well-appointed with ample counter space and storage, ideal for both casual meals and culinary creations including a built-in fridge, freezer, double oven/hob, electric hob and washing machine. Bedroom 1 is a standout feature—an impressively sized room with its own en-suite wet room style shower room and built in mirrored sliding wardrobes. Bedroom 2, also a comfortable double, is served by the main bathroom just across the hall, fitted with a full-size bath with shower over, wash hand basin, heated towel rail and WC.

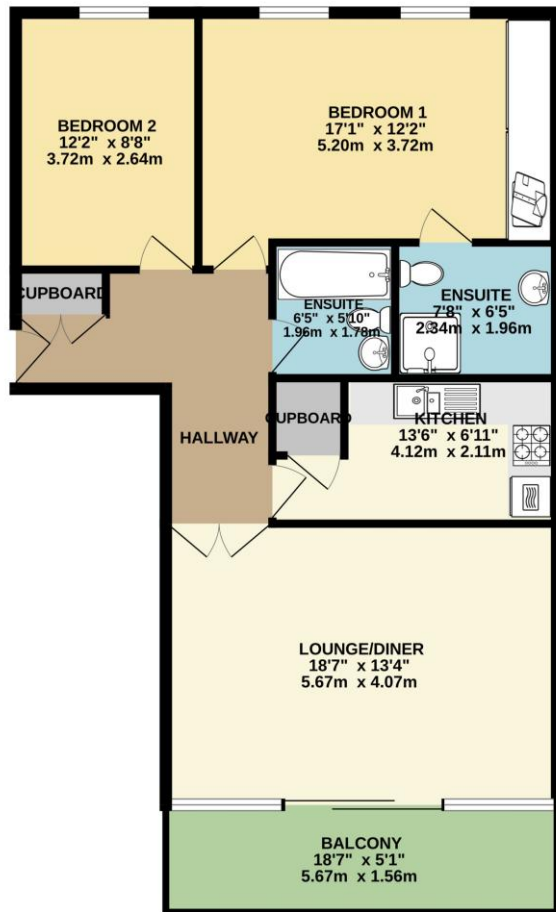
Set within a sought-after waterside development, this apartment offers thoughtfully designed living space. Its elevated position ensures privacy and panoramic outlooks, all while being moments from the vibrant amenities of Sutton Harbour and the Barbican.

We understand the apartment is held on Lease with 174 years remaining and subject to a service charge of approximately £2,455 per year from 2/1/2025 but this is subject to change and an annual ground rent of approximately £112.50. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).





TOTAL FLOOR AREA: 827 sq.ft. (76.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be made for their availability or performance.



Lang Town & Country
 6 Mannamead Road
 Mutley
 Plymouth
 PL4 7AA

Email: waterside@langtownandcountry.com

Tel: 01752 200909

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