



Upper Frog Street, Tenby, SA70 7JG

£345,000



An impressive duplex apartment located in the heart of Tenby, on Upper Frog Street. This delightful property boasts stunning sea and harbour views from a private balcony, offering you a picturesque outlook from the open plan living area.

The apartment is full of a mix of modern and character features that make it truly unique; exposed stone walls, sash windows, and original timber beams add a touch of rustic charm.

With two bedrooms, family bathroom, and master en-suite on the lower level, this apartment would make a wonderful home or investment property.



LOCK HOUSE C.1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Spectacular Sea and Harbour Views**
 - **Exposed Stone Walls**
- **Mix of Modern and Character Charm**
 - **Private Balcony**

- **Within Tenby Town Walls**
 - **Open Plan Living Area**
- **Third Floor Duplex Apartment**
 - **Bright and Spacious**

Communal Entrance

Enter Charlton House from Upper Frog Street via a timber door next to Outer Reef surf shop. The doors lead to the communal entrance courtyard, then into the communal stairway. No.4 is on the 3rd floor.

Entrance Hall 2'7" x 16'4" (0.8 x 5)

Doors lead to the family bathroom and both bedrooms, the character staircase takes you to the open plan living space above.

Master Bedroom 10'5" x 14'1" max (3.2 x 4.3 max)

A spacious bedroom with timber framed sash window, centre ceiling light point and central heating radiator. Door leading to the en-suite shower room.

En-suite 3'11" x 8'10" (1.2 x 2.7)

This en-suite shower room is partly tiled with a shower enclosure, wash hand basin, and WC. There is a heated towel rail, small timber framed window and spot lighting.

Bedroom Two 8'6" x 13'1" max (2.6 x 4 max)

A generous second bedroom which is laid with carpet. There is a timber framed window, centre ceiling light point and central heating radiator.

Bathroom 6'10" x 7'10" (2.1 x 2.4)

Modern family bathroom which is partly tiled, providing bath with shower over, wash hand basin, WC, and heated towel rail. The flooring is LVT, with a uPVC double glazed window and also spotlighting.

Staircase

An attractive staircase with a beautiful timber banister and exposed stone wall leading up to the open plan living area.

Lounge/Kitchen/Diner 23'11" x 17'8" max (7.3 x 5.4 max)

A bright and spacious living area providing a mix of

modern and character features with spectacular views over Tenby Harbour and beaches. Bi-fold doors open to your own roof top balcony with views beyond. A modern integrated kitchen provides electric hob and oven, extractor hood, fridge, freezer, sink, dishwasher and washing machine.


Please Note

The property is leasehold with a 999-year lease from 2015.

The service charge per six-month period for 4 Charlton House is currently £1572.98.

This apartment can be holiday let.

The Pembrokeshire County Council Tax band is D - £1921.51 for 2024/2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



From our office head up into Tudor Square and bear left into Upper Frog Street. The entrance to Charlton House is on your right-hand side opposite the entrance to Twelve and Indie Burger.





Floor Plan



FOURTH FLOOR
450 sq.ft. (41.8 sq.m.) approx.

THIRD FLOOR
424 sq.ft. (39.4 sq.m.) approx.

TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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