



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



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

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

TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.