



## 2 Lexden Terrace St. Julian Street, Tenby, SA70 7BJ

£1,350,000



A rare opportunity to purchase one of Tenby's finest Grade II\* listed homes. This impressive house is situated in the distinguished row of Lexden Terrace, offering spectacular sea views to the rear, with private gated courtyard and rear garden giving access straight down onto the beach below.

The main house has 5 bedrooms and 2 reception rooms, with 5 of the bedrooms being ensuite. The basement level is currently a bright and spacious apartment, with separate external access but also adjoins the main hallway via a lockable door therefore giving options for various living arrangements and uses.

These elegant seafront properties were built circa 1845 and retain many original features including carved timber bannisters, original ceiling roses and cornicing, plus large sash windows.



LOCK HOUSE C. 1750



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



- **Iconic Tenby Property**
- **Seafront Garden with Beach Access**
- **Secure Gated Parking Area**
- **Grade 2\* Listed**
- **Unparalleled Sea Views**
- **Separate Basement Flat**
- **Original Georgian Features**
- **5 Ensuite Bedrooms**

#### Entrance Hall & Stairway

An impressive and original timber door opens into the entrance hall, The kitchen is to the right, and the hall leads through to the dining room at the rear. There is a door leading down to the basement flat, next to the grand staircase. The original feature staircase leads up to all floors, and has an impressive dome above casting light into the house. The timber banister is original, and the curved sections are believed to have been masterfully carved from single pieces of timber, not warped into shape.

On the half landing between the first and second floors, there is a large airing cupboard with an impressive curved wooden door following the shape of the wall.

#### Kitchen 13'9" x 13'9" (4.2 x 4.2)

The kitchen has a range of tall wall and base units, making the most of the high ceilings. The room benefits from lots of natural light from the large sash window to the front, which has hand-crafted wooden shutters. There are 2 worktop spaces, with range cooker and inset sink, plus extra cupboard space around the fridge freezer. There is space in the room for a dining table, and a further cupboard doubles as a utility space with washing machine and tumble drier.

#### Dining Room 17'4" x 16'8" (5.3 x 5.1)

A spacious dining room with 2 large sash windows looking out to the garden and St Catherine's Island beyond. The windows open up fully into a recess above, meaning they are used as a doorway to the rear patio. A door opens to the cloakroom, with WC and basin.

#### Drawing Room 52'5" x 49'2" (16 x 15)

A first floor sitting room with original features such as ceiling rose, coving, and marble fireplace. Like the dining room below, there is a fantastic sea view and the two sash windows open up to give access onto the balcony. The balcony has cast iron railings, and timber flooring that was replaced earlier this year.

#### Bedroom Two 13 x 10 (3.96m x 3.05m)

A first-floor double bedroom (currently with twin beds) with timber flooring, sash window to the front of the property, an original fireplace, and 2 built in storage cupboards.

#### Bathroom One 9 x 6 (2.74m x 1.83m)

The first-floor bathroom has a tiled floor, and a suite comprising freestanding bath, shower enclosure, WC, hand wash basin and heated towel radiator, with sash window and wooden shutters to the front.

#### Master Bedroom 17 x 16 (5.18m x 4.88m)

A stunning contemporary en-suite bedroom, with 2 sash windows providing magnificent views. The room has original cast iron fire place with wooden surround. Behind a partition, are a shower enclosure, 2 basins, and a door to a separate WC.

### Bedroom Three 13 x 10 (3.96m x 3.05m)

A second-floor double bedroom with original fireplace, and sash window to the front. There is also a large built in storage cupboard.

### Bathroom Two 9" x 6" (2.74m x 1.83m)

The second-floor bathroom has a tiled floor, and a suite comprising freestanding bath, shower enclosure, WC, hand wash basin and heated towel radiator, with sash window and wooden shutters to the front.

### Bedroom Four 17 x 15 (5.18m x 4.57m)

A spacious 3rd floor bedroom with ensuite shower room. There's lots of natural light from the timber window to the rear, plus Velux skylight. There is a window overlooking the stairwell, behind a curtain.

The ensuite comprises shower enclosure, WC, basin and heated towel radiator.

### Bedroom Five 11 x 11 (3.35m x 3.35m)

The second of two bedrooms on the 3rd floor, with ensuite shower room and storage cupboard, and high level window.

### Basement Flat Lounge 16'8" x 15'5" (5.1 x 4.7)

The basement would have previously been used as the house staff's quarters, with the lounge area being the original kitchen. The flat has tiled flooring and has been converted to a modern standard. Although it's at basement level, there is a lot of natural light from the windows and doors to either end, with glass panels inset above the kitchen into the patio above. There is a cupboard in this room, housing the hot water cylinder.

The room opens to the hallway, which leads to the bathroom and bedroom, with an external door to the rear leading to the front of the house.

### Basement Flat Kitchen 16'0" x 8'2" (4.9 x 2.5)

The kitchen was created by extending the house into what were the coal stores, hence the room being shaped with various arches and curved ceilings. There are worktops, base units, and extra built in storage, with space for a dining table and chairs. A door leads out to steps up to the patio and communal gardens, and there is natural light through the glass above.

### Basement Flat Bedroom 13'5" x 12'1" (4.1 x 3.7)

The flat has a bright and spacious bedroom, with a large sash window to the front. The room has the added benefit of built in storage cupboards.

### Basement Flat Bathroom 8'10" x 8'6" max (2.7 x 2.6 max)

An L-shaped tiled bathroom comprising bath with shower over, pedestal sink, WIC and heated towel radiator (in a recessed space under the stairs).

### Externally

Lexden Terrace is accessed from St Julian Street through wrought iron gates, that lead to an enclosed courtyard with allocated parking spaces for each property.

To the rear, the house has a private patio area off the dining room, leading into the communal lawned rear garden, enclosed by a stone wall. There is access to the beach through a rear gate, with steps leading down.

These steps are for the exclusive use of Lexden Terrace's residents.

### Please Note

The council tax is band I - £4483.52 for 2023/2024.

Mains electric, water and gas is connected to the property.

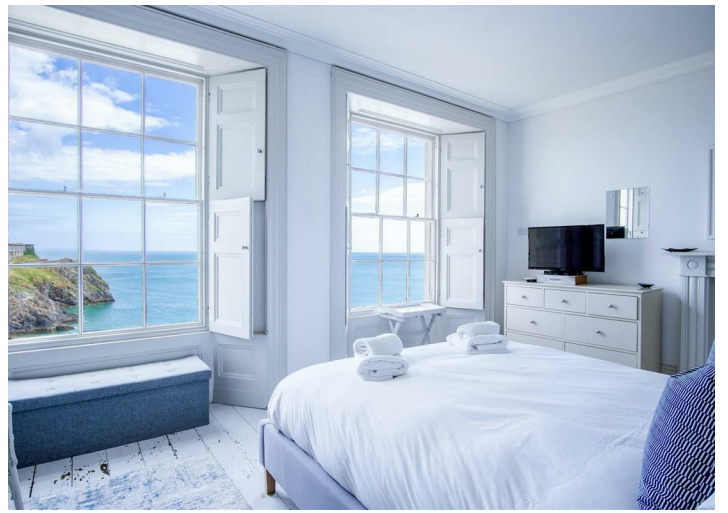




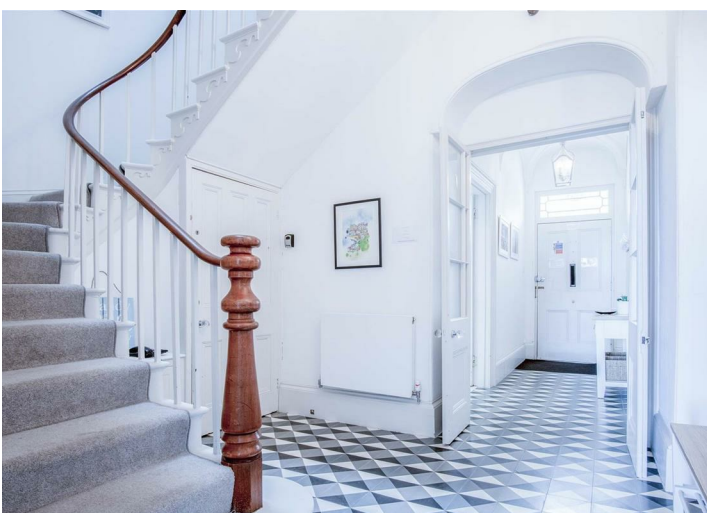
From Tenby's Tudor Square, continue down St Julian Street and past our office, the road bears around to the left, on the right-hand side there is a private gated entrance, which opens out to Lexden Terrace.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

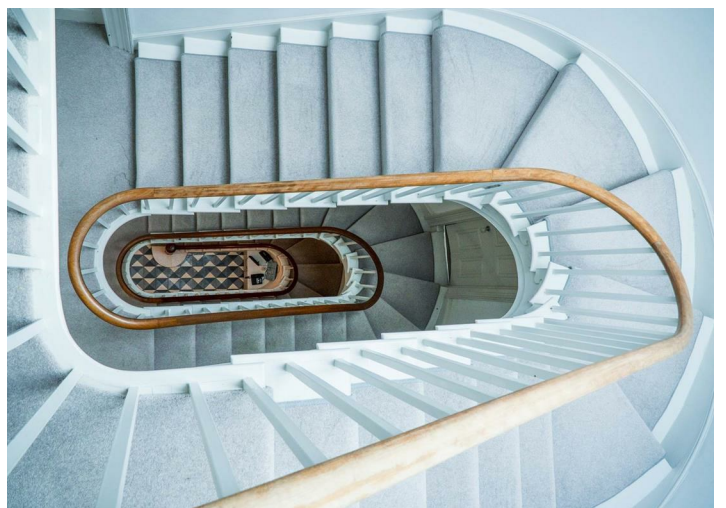














# Floor Plan

**BASEMENT LEVEL**  
658 sq.ft. (61.1 sq.m.) approx.



**1ST FLOOR**  
523 sq.ft. (48.5 sq.m.) approx.



**GROUND FLOOR**  
901 sq.ft. (83.6 sq.m.) approx.



**2ND FLOOR**  
523 sq.ft. (48.5 sq.m.) approx.



**3RD FLOOR**  
525 sq.ft. (48.8 sq.m.) approx.



## LEXDEN TERRACE, TENBY

**TOTAL FLOOR AREA : 2729 sq.ft. (253.6 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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