



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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Clifton House Tudor Square, Tenby, SA70 7AD

£450,000



An opportunity to purchase a fantastic Georgian townhouse in the heart of Tenby, set over 4 floors with period features and far-reaching sea views.

The house offers an exceptional amount of versatile space comprising 6 bedrooms (2 en-suite), 2 bathrooms, 2 reception rooms, utility room plus a rear terrace and additional balcony with views over the Harbour and the sea towards The Gower.

From the first floor upwards, every room at the rear of the property has views out over rooftops to the sea and harbour, with the benefit of a large decked balcony off the lounge. The 2nd and 3rd floors above provide an even more impressive outlook.

Other features include large sash windows with original wooden shutters, well proportioned rooms with high ceilings and original cornicing plus fireplaces in the reception rooms and most bedrooms.

The house is deceptively spacious and viewing is highly recommended!



LOCK HOUSE C.1750



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



- **Fantastic Sea Views**
 - **Large Rooms**
 - **Period Features**
- **2 En-Suite Bedrooms**

- **Wide Original Staircase**
- **Rear Terrace + Balcony**
- **Town Centre Location**
- **Deceptively Spacious**

Entrance Hall

The front door is behind wrought iron gates off the High Street. Step into the porch and through the beautiful timber door with stained glass panes which opens into the hallway.

The wide hall has high ceilings and opens out to the grand staircase with a utility room to the rear.

Utility Room 18'4" x 7'10" (5.6 x 2.4)

Double doors with original wooden shutters open out to the rear terrace. The room has a worktop with space below for washing machine and tumble dryer. There is an additional cupboard housing the Vaillant boiler and hot water cylinder.

Rear Terrace

Staircase and Landing

The impressive staircase leads up through the centre of the house, with a large skylight above providing much natural light. The landings are spacious, with room for furniture e.g. dressers, and the second and third floor landings have built in storage cupboards.

First Floor:

Kitchen / Dining Room 21'11" x 15'5" into bay (6.7 x 4.7 into bay)

The bright kitchen has wooden floorboards and 2 large bay windows looking out over Tudor Square. There are original fireplaces at either end of the room and antique wooden units from the old Chemist which was once situated below.

The fitted kitchen has wall and base units and a range of appliances and there is ample room for a dining table.

Living Room 20'11" x 16'8" (6.4 x 5.1)

A spacious reception room with 2 large bay windows, with sea views, leading out onto the rear balcony.

Balcony

Second Floor:

Bedroom 1 18'4" x 10'9" (5.6 x 3.3)

Fantastic, spacious bedroom with views out to the sea from the large sash window. There's a fireplace, radiator and door to ensuite.

Ensuite 9'6" x 8'2" (2.9 x 2.5)

A bathroom with a view from the large sash window. Suite comprising WC, bidet, bath with hand shower over and pedestal sink.

Bathroom 9'6" x 6'1" (2.9 x 1.87)

Family bathroom with WC, bath with hand shower over, pedestal sink and radiator.

Bedroom 2 15'5" x 11'9" (4.7 x 3.6)

A double bedroom with fireplace and bay window with a view over the town centre below.

Bedroom 3 15'5" x 9'2" (4.7 x 2.8)

A single bedroom with fireplace, large bay window and radiator.

Third Floor:

The top floor of the house is incredibly light, thanks

to the large skylight set high up in the tall ceiling directly above the staircase.

Bedroom 4 18'4" x 11'5" (5.6 x 3.5)

A spacious bedroom with spectacular views from the rear bay window. A door opens to en-suite bathroom.

Ensuite 18'4" x 11'5" (5.6 x 3.5)

A bathroom mirroring the ensuite on the second floor below. A large sash window offers amazing sea and coastal views, with suite comprising WC, bidet, bath with hand shower over and pedestal sink.

Bedroom 5 15'5" x 11'9" (4.7 x 3.6)

Bedroom to the front with fireplace, large bay window and radiator.

Bedroom 6 15'1" x 9'2" (4.6 x 2.8)

A good sized single bedroom with fireplace, bay window and radiator.

Please Note

The property is owned on a leasehold basis, with a 999 year lease from 2002.

There is no service charge or ground rent payable, only the responsibility to contribute 60% of the total building insurance.


The property is currently on business rates, but the Council Tax was previously Band D.

Aerial Photo

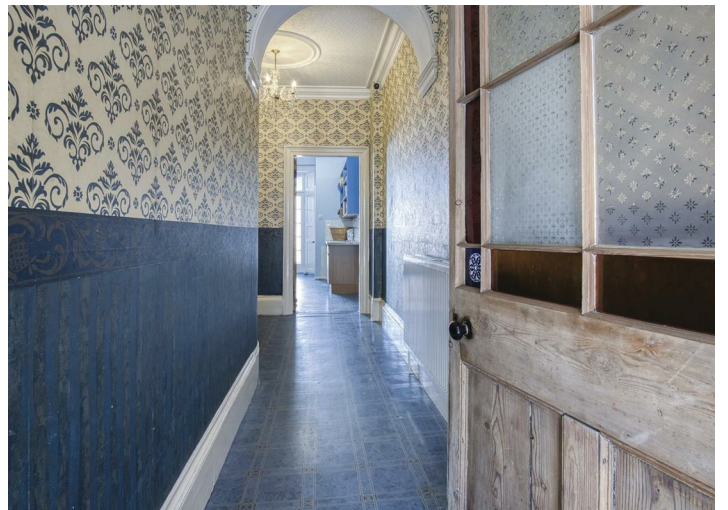
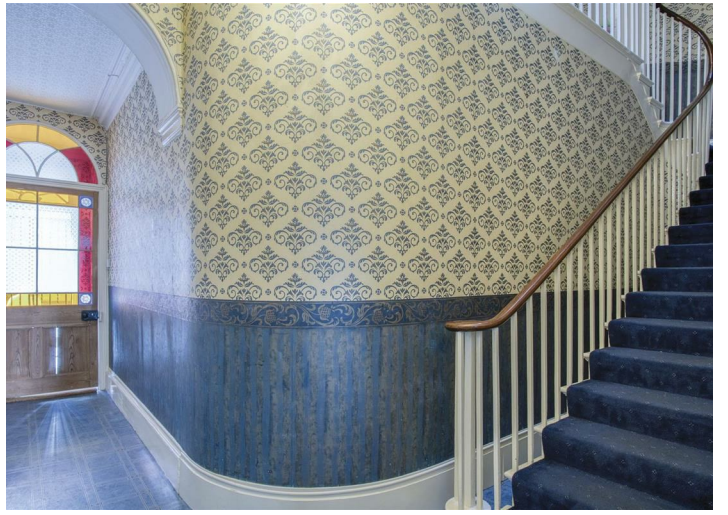


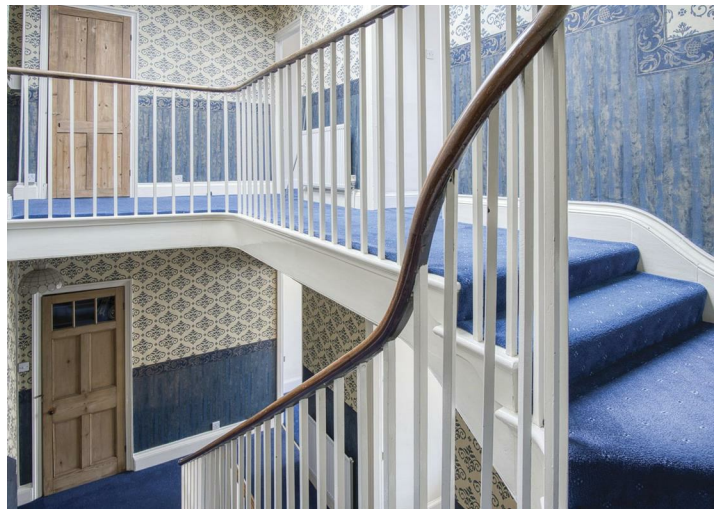
Clifton House is situated in the middle of Tenby's Tudor Square. The front door is off the pavement next to the ice-cream shop, behind feature wrought iron railings,

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







Floor Plan



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