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3 Seaman's Rooms  
Tenby  
SA70 7BZ

£550,000

Flat  
Leasehold - Share of Freehold



A rare opportunity to acquire a two-bedroom apartment situated right in Tenby Harbour, with stunning views over the harbour and to the beach and coast beyond.

As well as 2 bedrooms, an open plan lounge/kitchen/diner and shower room internally, there is a balcony to the side offering views over the harbour, and joint use of the boathouse below, ideal for storing kayaks and wetsuits etc.

Seamans Rooms would make an ideal holiday home/investment with its unique location right on Harbour Beach, and residents also benefit from a parking permit in Harbour Square.



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

- **Stunning Harbour Location**
- **Use Of Boathouse**
- **Ideal Investment**
- **Residents Parking Permit**

- **Two Bedrooms**
- **Fantastic Views**
- **Balcony Seating Area**
- **Modern Finish**

#### [Lounge/Kitchen/Diner 22'2" x 14'8" \(6.76 x 4.47\)](#)

The open plan living area has a modern finish, with windows to the front and side offering spectacular views of the Harbour and North Cliffe beyond. There are ceiling spotlights, and a Gazco gas fire with feature brick surround. The rear of the room opens into the hallway, leading round to all rooms.

The fitted kitchen has a number of floor and wall mounted units, with sink, electric hob and oven plus extractor over, with integrated washing machine, fridge/freezer and dishwasher.

#### [Bedroom One 12'9" x 8'10" \(3.9 x 2.7\)](#)

A double bedroom with two wall light fittings, window looking out to the side of the property, with built in storage cupboard and central heating radiator.

#### [Shower Room 8'6" x 7'6" \(2.6 x 2.3\)](#)

A modern tiled suite comprising walk-in shower, sink, towel radiator, and WC in a recess.

#### [Bedroom Two 10'9" x 6'2" \(3.3 x 1.9\)](#)

The 2nd bedroom has two wall light fittings and centre ceiling light point, a window to the side of the property and central heating radiator.

#### [Externally](#)

The apartment is accessed from the front of the building, with the path leading along the Harbour wall in front. Steps lead up to the front door with balcony to the side.

Opposite the front door is a decked balcony, with space for table and chairs, looking out through an archway over the harbour towards the town.

On the ground floor level is a cloakroom with a WC,

and plumbing for washing machine, making it an ideal utility room. A second door opens into the boathouse below the apartment, the use of which is shared by the 4 apartments.

#### [Please Note](#)

The property is owned on a leasehold basis with a share of the freehold, and the remaining lease length is 983 years.

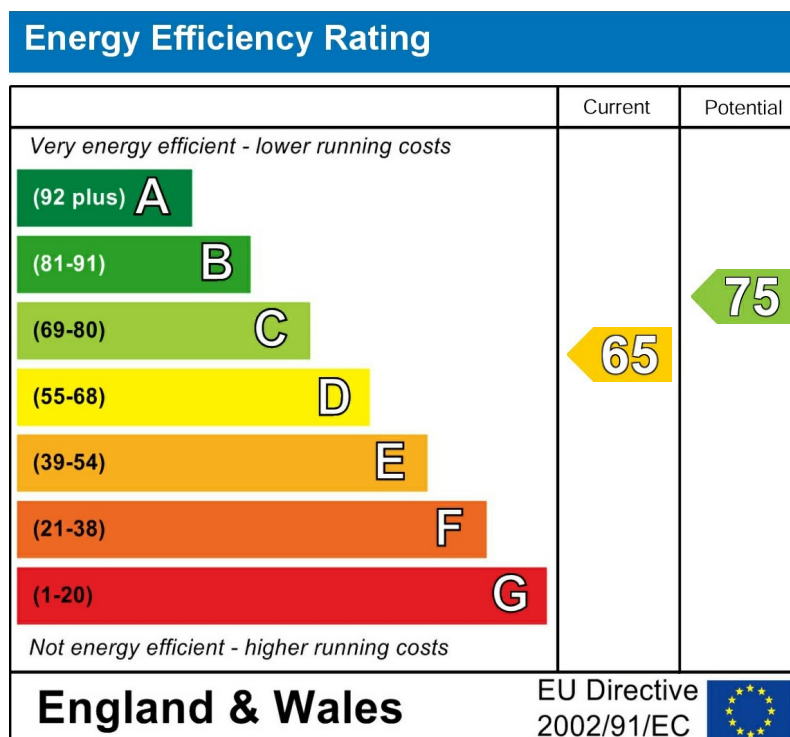
The residents pay £105 per month, and this goes towards insuring the building, and contributing to a reserve fund for any ad-hoc additional works.

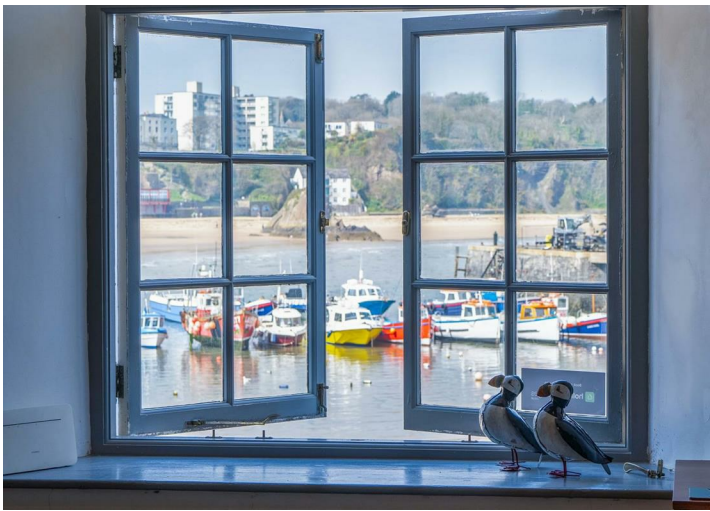
We are advised that mains gas, electricity, water and drainage is connected to the property.

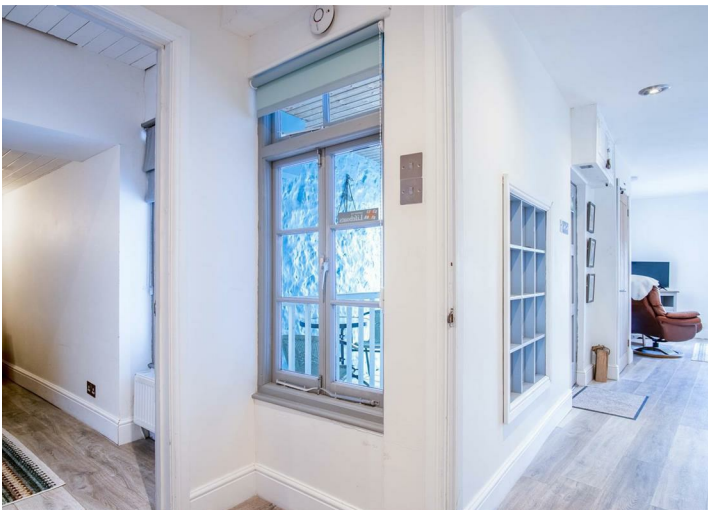
Holiday letting is allowed.

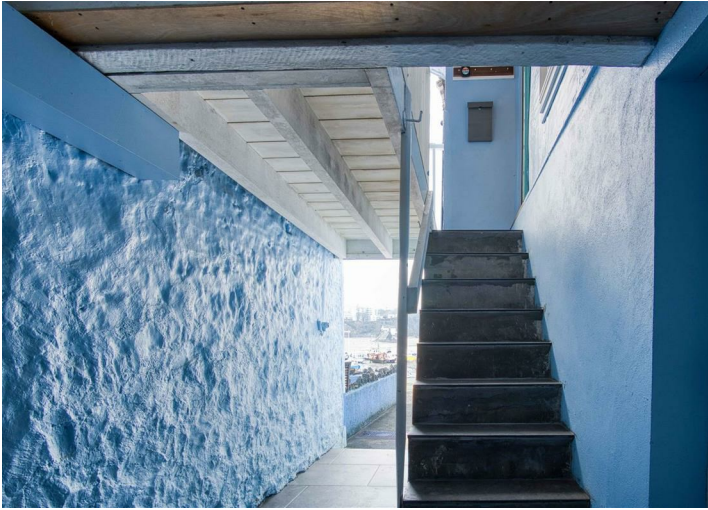


From the Harbour Square, walk down the hill onto the harbour and bear right, walking alongside the Church along the wall towards Seamans Rooms at the end. The apartment is accessed through an opening off this level, with stairs leading up to the front door and balcony.









1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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