

SEA LA VIE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

SEA LA VIE, HIGHER STREET, DARTMOUTH

A charming duplex apartment, set within an attractive Grade II Listed period building, occupying a highly sought-after position in the very heart of this much-loved River Dart town. Perfectly balancing character, comfort and convenience, this delightful home offers a lovely opportunity to acquire a stylish retreat in one of South Devon's most desirable locations.

Sea La Vie has been remodelled and refurbished by the current owners, resulting in beautifully presented, light-filled accommodation throughout. Every detail has been carefully considered, creating a welcoming and elegant interior that blends contemporary finishes with the charm of the original building.

Tucked away on a pretty street, yet just moments from the vibrant centre of town, the apartment enjoys the best of both worlds. Dartmouth's excellent range of independent shops, acclaimed restaurants, galleries and cafés, along with the picturesque River Dart, are all just a few steps away. This superb setting makes Sea La Vie an ideal lock-up-and-leave bolthole, whether as a main residence, holiday home or investment.

Arranged over the first and second floors, the apartment benefits from its own private front door at ground-floor level, leading to stairs rising to the first-floor landing. Here are two generous double bedrooms, both offering comfortable accommodation, with the principal bedroom enjoying a delightful double aspect that enhances the sense of space and light.

The main living accommodation is located on the second floor - a lovely double-aspect sitting room provides an inviting space for both relaxation and entertaining, featuring a charming period fireplace and room for a dining table. The contemporary kitchen is well fitted and fully equipped, offering a smart range of wall and base units, while a sleek, modern shower room completes the accommodation on this level.

Dartmouth itself is a stunning waterside town, renowned for its sailing heritage and excellent yachting facilities, as well as the famous annual Royal Regatta. Surrounded by beautiful countryside and within easy reach of some of the region's finest beaches, the town also offers several excellent golf courses nearby. Mainline rail services to London Paddington are available from Totnes, approximately 13 miles to the north, with convenient access to the A38 Devon Expressway at Buckfastleigh, around 19 miles away.



PROPERTY DETAILS

Property Address

Sea La Vie, 12 Higher Street, Dartmouth, Devon, TQ6 9RB

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate.

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Grade II Listed

Council Tax Band

N/A

Tenure

Leasehold 999 Years From October 2017
Service Charge 25% Of Any Costs
£150 p.a. Ground Rent2017

Authority

South Hams District Council

Key Features

- Charming Grade II Listed Duplex Apartment
- 2 Bedrooms
- Light Spacious Accommodation
- Beautifully Refurbished & Presented
- Lovely Level Central Position
- Minutes From The River Dart
- Currently Run As A Successful Holiday Let

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the Dartmouth office cross the road and take the steps between Whistle Fish and Madhatters and the property is on the opposite side the road at the top of the steps

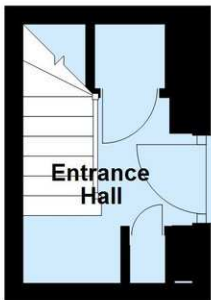
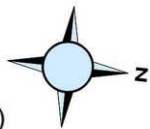
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.

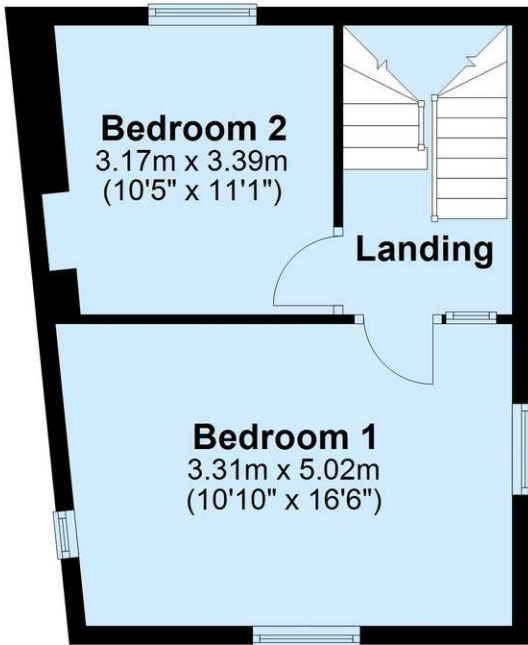


FLOOR PLAN

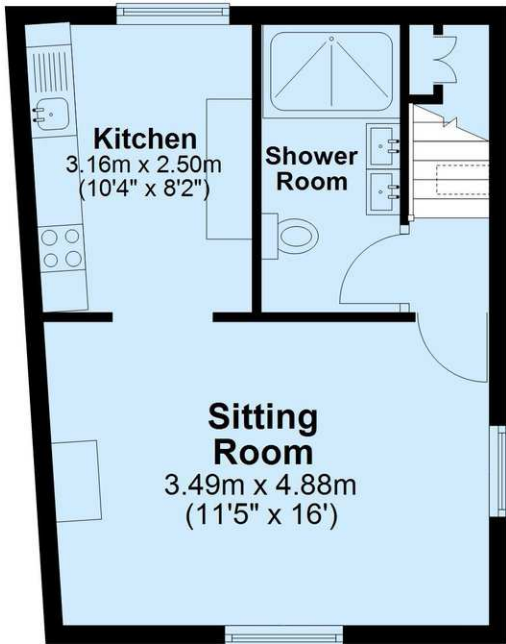
Ground Floor
Approx. 5.3 sq. metres (56.9 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.6 sq. feet)



Second Floor
Approx. 32.2 sq. metres (346.8 sq. feet)



Total area: approx. 70.5 sq. metres (759.2 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.