

# 4 THE REACH SALCOMBE





## 4 The Reach | South Sands | Salcombe Devon | TQ8 8LL

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This stunning south facing beachside apartment enjoys spectacular views and offers a rare opportunity to purchase one of these unique properties next to South Sands Beach. It comes with private parking and storage.

The apartments are designed to complement the luxury Harbour Beach Club Hotel, with access to the spa and dining facilities. Built with frameless glass balustrades and concealed rainwater materials, they create a seamless appearance that blends sympathetically with the beachside landscape.

The front private parking area is easily accessible and is located close to the secure main entrance door to the apartments, with lift access to the upper floors. The property is beautifully presented to a very high standard throughout, featuring contemporary, light, and airy open-plan living spaces with floor-to-ceiling windows opening onto a sunny balcony. The bedrooms are well proportioned, each with en-suite facilities. The apartment also benefits from a separate utility room, cloakroom, and plenty of concealed storage.

Wonderfully positioned, the apartment is designed to maximize the fabulous location of the hotel, its landscaped gardens, the waterside views, and stunning Salcombe surroundings.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.

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### Salcombe Office

01548 844473 | [salcombe@marchandpetit.co.uk](mailto:salcombe@marchandpetit.co.uk)

24 Fore Street

Salcombe, TQ8 8ET





# Property Details

Services:	Mains electricity, water and drainage. Electric heating.
EPC Rating:	Current: B, Potential: B
Council Tax:	Band G
Tenure:	Leasehold
Service Charge	Approx £4,000 per annum
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

## Key Features

- Outstanding beachfront luxury apartment
- Adjacent to the Harbour Beach Club Hotel
- Allocated private parking
- South facing balcony overlooking the beach
- Open plan living, separate utility room
- Lift access
- Storage shed

## Fixtures & Fittings

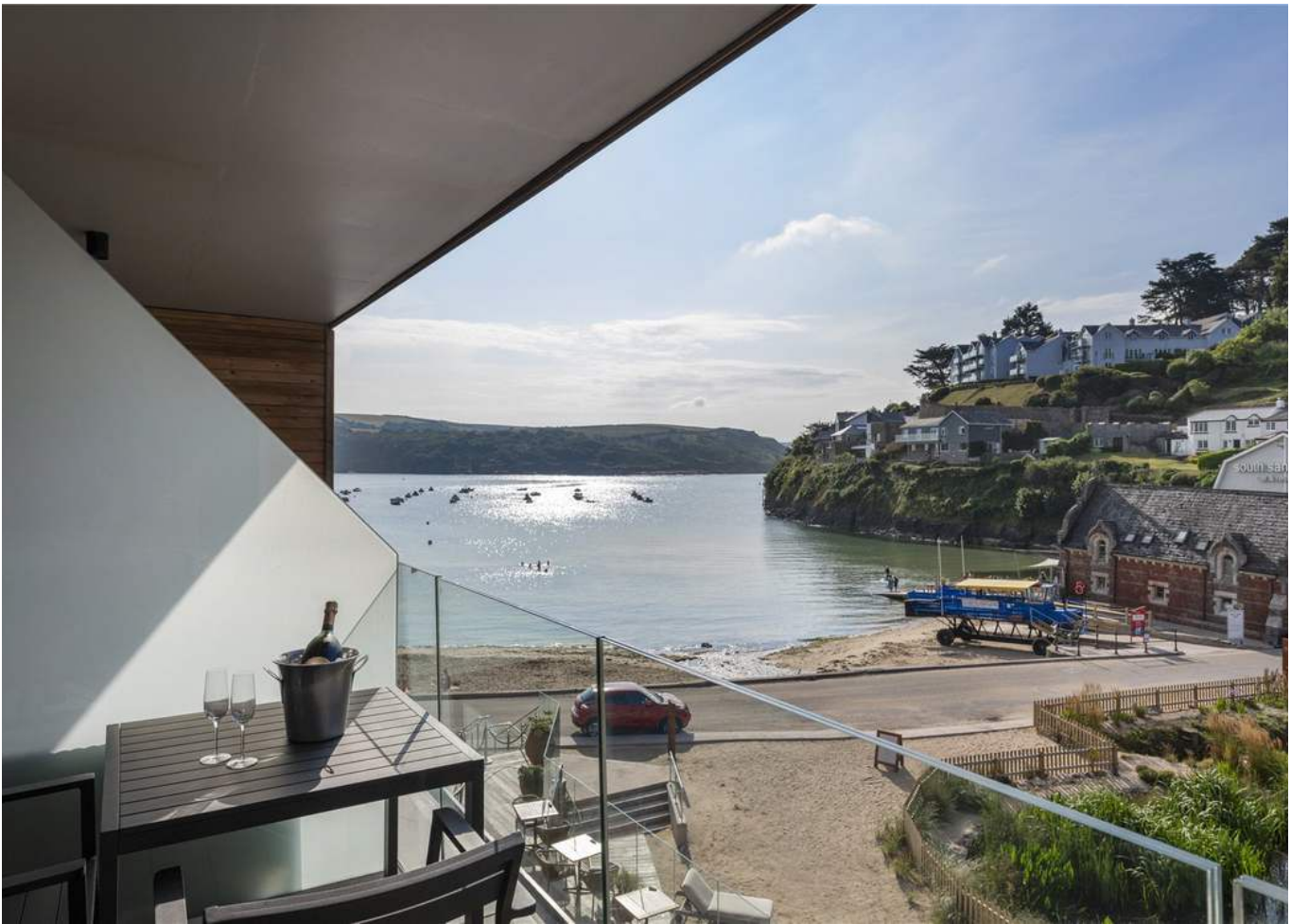
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

Approaching Salcombe from Kingsbridge turn off the A381 off Malborough village by going straight ahead at the crossroads into Collaton Road. Follow this country lane for just over a mile, following the signs for North Sands. This road then goes down a steep hill and on arriving at a T-junction turn right. Continue to the bottom and the Harbour Beach Club Hotel will be found on your right hand side and the private parking for the apartments will be to the right in front of the entrance to the apartments.

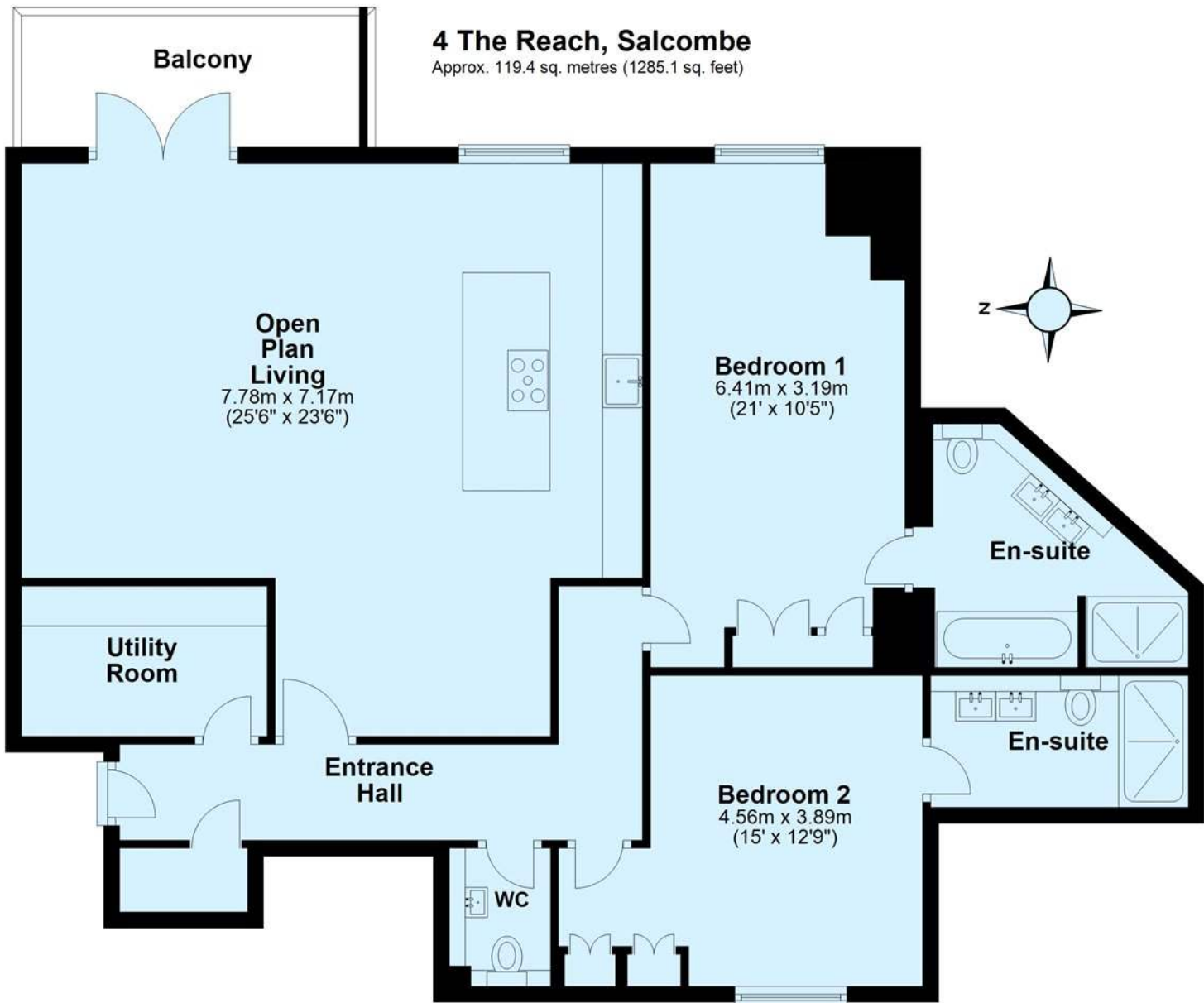
## Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473





# Floor Plans



Total area: approx. 119.4 sq. metres (1285.1 sq. feet)



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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.