



**Flat 2 Beaufort House,
38 Victoria Street, Tenby
OFFERS IN REGION OF £350,000**

- **Ground Floor Apartment In 1920's Townhouse**
- **2 Bedrooms, 1 Shower Room**
- **Stunning Views Over South Beach, Caldey & Giltar**
- **Yards From The Sea Front**
- **Private Low Maintenance Garden To Rear**
- **Ideal Investment Property**
- **Available To Purchase Fully Furnished**
- **Residents' Permit Parking**
- **EER - D**

THE PROPERTY

Situated yards from the South Beach, this fantastic ground floor apartment benefits from stunning sea views towards Caldey Island and Giltar Point from the front, and beautifully presented accommodation comprising Hallway, Lounge/Kitchen/Diner, Shower Room and Two Bedrooms. At the rear is a private enclosed garden with steps up to a paved patio - a lovely space to socialise and relax. The property is ideally located to enjoy the lovely sandy beaches, working harbour, shops and amenities, all of which are within a stone's throw. Flat 2 Beaufort House would make an ideal holiday home or bolt hole, and is available to purchase fully furnished.

ENTRANCE

Enter through timber door into Porch. Glazed timber door to the well kept communal Lobby.



HALLWAY

Enter through timber door into L shape Hall. Doors to all rooms. Door to large built in cupboard. Laminate flooring.

LOUNGE/KITCHEN/DINER

20' 03" x 15' 10" (6.17m x 4.83m)

Full height bay window to front with stunning views over Tenby's iconic South Beach towards Caldey Island and Giltar Point. This spacious room is double aspect with two further windows to the side allowing the room to flood with natural light.



LOUNGE/DINING AREA

Ample space for family sized dining set and lounge suite. Laminate flooring.





VIEW FROM BAY WINDOW



VIEW



KITCHEN

Fitted with a range of wall and base units with matching worktop. Inset 1.5 composite sink and drainer with mixer tap. Integral four ring electric hob and oven with extractor over. Space and connection for washing machine, dishwasher, fridge and freezer. Part tiled walls. Vinyl flooring. Two steps up to the Lounge/Dining area.



BEDROOM 1

11' 04" x 10' 00" (3.45m x 3.05m)

Window and timber door to rear giving access to the private garden.



BEDROOM 2

14' 03" x 6' 02" (4.34m x 1.88m)

Window to rear.



SHOWER ROOM

8' 00" x 5' 06" (2.44m x 1.68m)

Frosted window to rear. Fitted with matching suite comprising WC and pedestal wash hand basin. Electric shower in glazed enclosure. Shaver point. Fully tiled walls. Laminate flooring.



EXTERNALLY

To the rear of the property is a low maintenance private garden, with shingle beds and steps leading up to a paved patio; the perfect spot for al fresco dining and relaxing. The garden is accessed from Bedroom 1, and also by a paved path to the side of the building.



REAR ASPECT



SOUTH BEACH



PROPERTY TENURE

We believe the property to be Leasehold, 964 years remain on a 999 year lease.
Service charge £480 per annum.
Ground Rent £5 per annum.

DIRECTIONS

From our office proceed on foot to the Five Arches. Take the first left exit, proceed for a short distance and then take the first right turn. Continue to the end of the road and take the left turn into Victoria Street. The property will be found at the end of the road on the left, next to the post box.

FLOOR PLAN



Flat 2, Beaufort House, 38 Victoria Street, TENBY

ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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