



Flat 4 Gunfort Mansions, Cresswell St, Tenby Seafront

£395,000

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ESTATE AGENTS

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Seafront





## THE PROPERTY

A rare opportunity to purchase an immaculately presented Two Bedroom Two Bathroom Third Floor Apartment with uninterrupted, panoramic sea views over Caldey and St Catherine's and further to Giltar Point and Worm's Head. The accommodation is within a beautiful Grade II listed building and comprises of Entrance Hall, Kitchen/ Diner, spacious Lounge, Two Bedrooms (1 en-suite) and Family Bathroom. Sympathetically restored to make the most of the original features and provide a beautiful living space from which to enjoy the stunning views. The property is ideal for holiday letting, investment or as a home. There is resident's permit parking available in the street in front of the property. Just a few yards opposite the property there are steps down to the Paragon Beach.

### Hallway

With doors to all rooms and a window to the side.



### Lounge

4.72m x 4.32m (15'6" x 14'2")

Timber framed double glazed sash window to the front affording stunning views towards St Catherine's Island, Caldey Island and Giltar Point. Inset fireplace.



## Kitchen/Dining Room

5.13m x 3.58m (16'10" x 11'9")

Two timber framed double glazed sash windows to the front, with ocean views. Fitted kitchen with a range of matching wall and base units and a solid Oak worktop, with corresponding island unit with integral four ring Neff gas hob. Integral eye level electric oven. Space and connection for upright fridge freezer and dishwasher. Inset 1.5 stainless steel sink and drainer. Ample space for family sized dining suite. Part tiled walls. Vinyl floor tiles.

## Master Bedroom

4.75m x 4.72m (15'7" x 15'6")

Timber frame double glazed sash window to the front with views overlooking the beach. Door to En-Suite Shower Room.

## En Suite Shower Room

Mains shower within glazed enclosure. Matching WC and wash-hand basin. Heated



## Bedroom 2

3.81m x 3.45m (12'6" x 11'4")

Window to the side offering stunning views over The Paragon, Rock Terrace and St Catherine's Island.

## Bathroom

Two windows to the side. Bath with mixer tap and shower attachment. Matching WC and wash hand basin. Mains shower in glazed enclosure. Heated towel rail. Partly tiled walls and tiled floor.

## Landing

The apartment is accessed via a landing which has a window to the rear, built-in cupboards and a door to the laundry room.



## Laundry Room

Window to rear. Fitted worktop with an inset Belfast sink. Space and connection for washing machine and tumble dryer. Wall mounted Ideal gas combi boiler.

## Property Information

We are advised the property is Leasehold, 999-year lease from 2017.

£200 service charge per annum which pays into a sinking fund.

Residents Management Company.

Council Tax Band E.

Permit Parking.

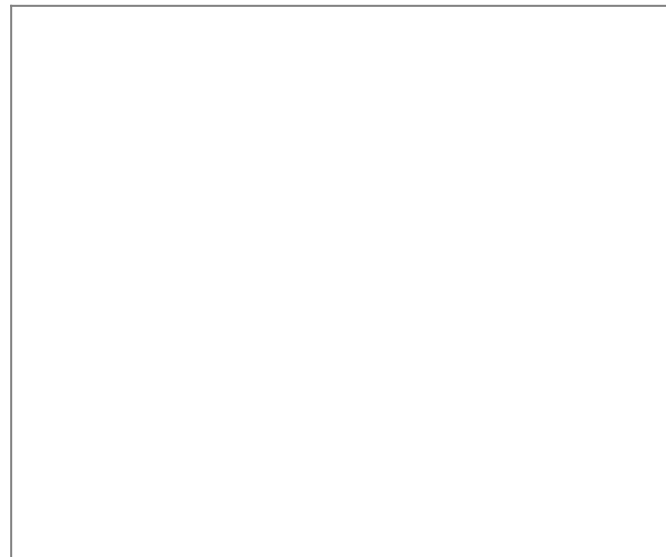
No restrictions on holiday letting or long letting.

## Directions

As you approach Tenby continue underneath the









4 Gunfort Mansions  
For illustrative purposes only, not to scale.