



CHI

FLAT 4 89 FORE STREET

KINGSBRIDGE

•

TQ7 1AB



FLAT 4

GROUND FLOOR

Large Entrance Hallway | Bedroom 4/Snug

FIRST FLOOR

Open Plan Kitchen/Living/Dining Room | Bedroom 1 With
Ensuite | Bedroom 2 | Bedroom 3 | Jack And Jill Bathroom

EXTERNAL

Allocated Parking Space



“Seamlessly blending timeless character with modern luxury”...

A beautifully presented duplex apartment within a prestigious Grade II listed building in the heart of Kingsbridge.

Arranged over two floors, the property opens with an arched hallway featuring high ceilings, original skirting boards, and architraves. To the right is a charming reception room with a feature fireplace and sash window. An original winding staircase with under-stairs storage leads to the principal landing, highlighted by a striking oval ceiling dome and chandelier.

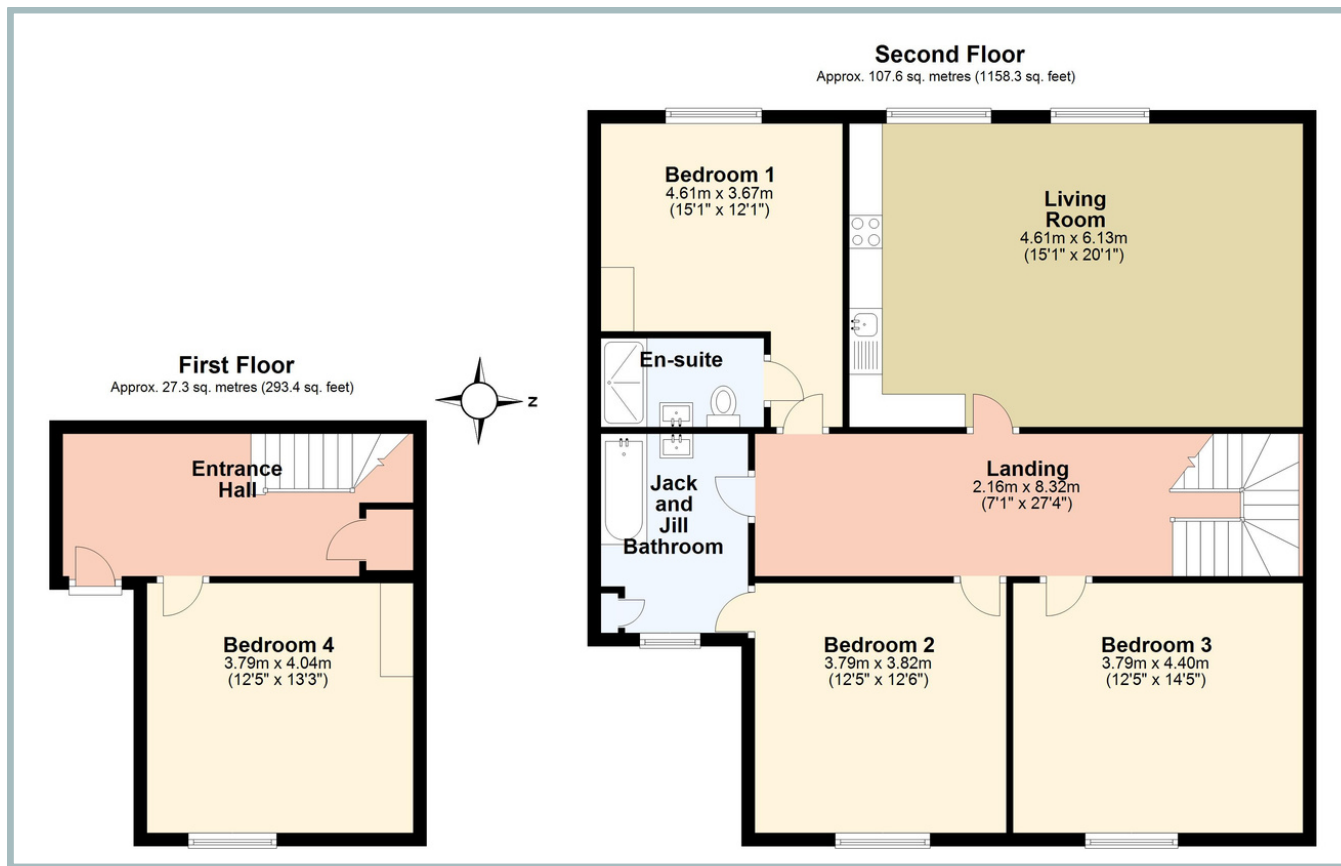
The open-plan kitchen, living and dining room is the heart of the home. Bathed in natural light from double-aspect, westerly-facing sash windows. The kitchen is finished to a high standard with white quartz worktops, Karndean flooring, integrated units, and premium appliances including a fridge/freezer, oven, induction hob, microwave, dishwasher, and washing machine.

The main bedroom enjoys views of St. Edmund's Church, a cast iron fireplace, and a modern en-suite. Bedroom two offers easterly views and direct access to the family bathroom, which also serves bedroom three. The bathroom includes a bath with shower, vanity unit, heated towel rail, and underfloor heating.

Flat 4 is a luxury apartment set within one of Kingsbridge's most iconic and historic buildings, ideally positioned at the top of the high street for easy access to shops and amenities. With no lease restrictions, the apartment suits a primary residence, investment, or lock-up-and-leave. One allocated parking space is located directly behind the building, with access from Fore Street.



TOTAL APPROXIMATE AREA: 134.9 SQ METRES 1451.7 SQ METRES



IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide 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. 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. 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. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



113 FORE ST, KINGSBRIDGE TQ7 1BG
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Leasehold of 999 years starting 2022.

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Gas Central Heating.

Service Fee: Approx. £2024 per annum.

Ground Rent: Peppercorn

EPC: Current C (78) Potential C (80)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Directions: From our office turn left to walk back down Fore Street. The property is entered via shared access points which can be found directly off of Fore Street, opposite Kings Market.

What Three Words: ///salon.prefer.charts

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles