



CHI

1, THE REACH
SALCOMBE • TQ8 8LL

1 THE REACH

FIRST FLOOR

Large Entrance Hallway | Open-Plan Kitchen / Sitting / Dining Room | Utility |
Bedroom 1 With En-Suite | Bedroom 2 With En-Suite | W/C

EXTERNAL

Designated Parking Space | Balcony With Sea Views





“A stylish coastal apartment, just steps from South Sands beach.”...

Set within a beautifully renovated former hotel overlooking South Sands beach in Salcombe, this apartment offers a rare opportunity to enjoy contemporary coastal living in a truly iconic location. The building now combines boutique hotel accommodation on one side with private residences on the other, and residents can take advantage of on-site spa facilities and a restaurant through membership.

- Located on South Sands beach, Salcombe
- Open-plan kitchen, dining, and living space leading to a balcony with sea and beach views
- Two en-suite bedrooms, including a principal suite with bath and separate shower
- Scandinavian-inspired fully fitted kitchen with adjoining utility room
- Successful holiday let with strong investment potential (income details available on request)





A welcoming entrance hallway opens into a beautifully designed open-plan kitchen, dining, and living space — the heart of the home. Floor-to-ceiling doors draw you out to the private balcony, where uninterrupted sea and golden beach views create the perfect backdrop for morning coffee or evening sunsets.

The Scandinavian-inspired kitchen combines clean lines with premium fittings, complemented by a discreet utility room for effortless practicality.

Both bedrooms are light-filled sanctuaries designed for rest and relaxation. The principal suite features a generous en-suite with both bath and separate shower, while the second suite offers a stylish shower room. A separate guest W/C completes the layout.

Currently run as a highly successful holiday let, this apartment not only promises an enviable lifestyle but also a compelling investment opportunity, with income details available on request.

Set in the sought-after enclave of South Sands — just steps from its golden beach and turquoise waters — this home is a rare blend of relaxation, sophistication, and return on investment.



SALCOMBE

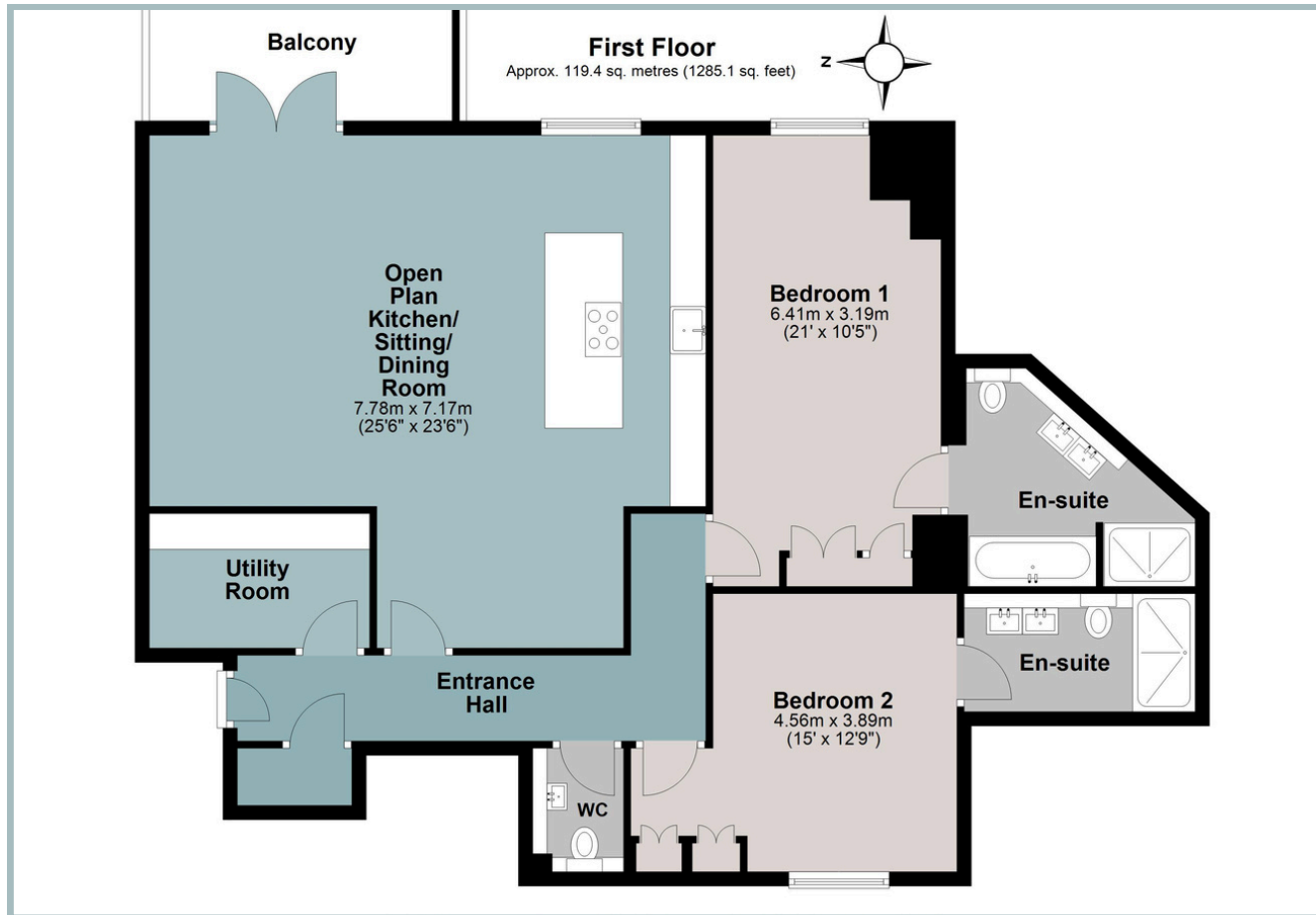
The highly desirable Salcombe lies at the heart of the South Hams region, an 'Area of Outstanding Natural Beauty'. Renowned for its crystal clear turquoise waters along the estuary, a wonderful selection of local and independent shops, restaurants and public houses, boat parks, with slipways and mooring pontoons at Batson and Shadycombe Creeks. Local run events including the Salcombe Regatta, food and music festivals and the annual Crab festival. With its own microclimate, you could be anywhere in the world!

Kingsbridge 6.1 miles - Totnes 19 miles (Railway link to London Paddington) - Dartmouth 20.4 miles





TOTAL APPROXIMATE AREA: 1285.1 SQ FT 119.4 SQ M



Tenure: Leasehold of 250 years with 246 years remaining.

Council Tax Band: G

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Air source heat pump central heating.

Service Fee/Ground Rent: £4000 per annum.

EPC: Current B (86) Potential B (86)

Viewings: Very strictly by appointment only

Directions: From Kingsbridge, follow signs towards Malborough. As you enter the village, turn right into Collaton Road. Continue along this lane until you reach a junction, then turn right and follow the road downhill. The apartment is located at the bottom, within the Beach Club building at South Sands.

What Three Words:///offstage.list.latest

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