

FLAT 7 LEE COURT  
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## FLAT 7 LEE COURT, NORTH EMBANKMENT

---

Occupying an enviable position overlooking the waterfront, with the restaurants, shops and galleries on the doorstep, this lovely two-bedroom penthouse apartment enjoys breathtaking panoramic views across the River Dart towards Kingswear and offers a rare opportunity to acquire a wonderful low maintenance home in one of Dartmouth's most sought-after locations.

Situated within the popular Lee Court development, the property combines contemporary living with a wonderful waterside setting, perfectly suited as either a permanent residence, second home, or lock-up-and-leave coastal retreat.

Benefitting from lift access the apartment opens into a welcoming entrance hall with useful built-in storage. Beyond, the light filled open-plan living space immediately captures the stunning river outlook. Designed for both relaxing and entertaining, the sitting and dining areas flow seamlessly onto the magnificent terrace, creating an exceptional indoor-outdoor lifestyle.

The stylish kitchen is beautifully appointed with an excellent range of wall and base units and a comprehensive range of integrated appliances, including an oven, microwave, hob, fridge freezer and dishwasher.

The main bedroom is a peaceful sanctuary, enjoying direct access to the terrace and the same captivating river views. It benefits from a range of fitted wardrobes and a contemporary en-suite shower room, where a concealed utility cupboard discreetly houses the washing machine.

The second bedroom enjoys a delightful aspect towards the Britannia Royal Naval College. This room is served by a well-appointed bathroom featuring a bath with shower over, wash basin, WC and heated towel rail, and is also accessible from the hallway via a convenient Jack-and-Jill arrangement.

A particular highlight of this exceptional home is the substantial roof terrace. Enclosed by contemporary glass balustrading to maximise the outlook, this stunning outdoor space offers an unrivalled vantage point from which to enjoy the changing activity on the River Dart, from passing sailing boats to the daily rhythm of life along the embankment. There is ample space for outdoor seating and dining, creating a superb setting for relaxing and entertaining.

Further enhancing the appeal of the property is a private garage situated on Vavasour Slip, adjacent to Lee Court. Fitted with an up-and-over door and power supply, it provides secure parking or additional storage, adding a practical element to this outstanding riverside home.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.



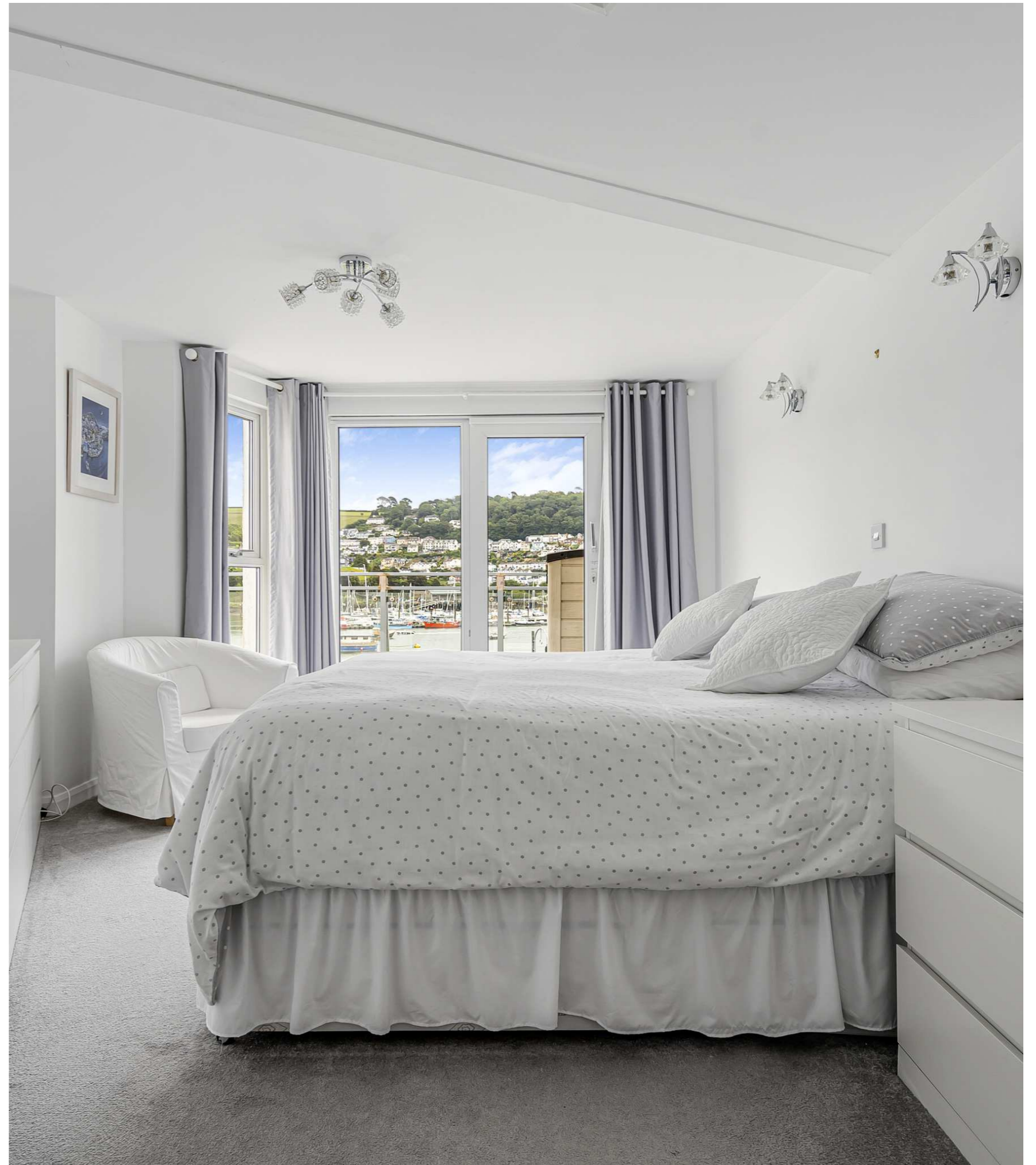


## KEY FEATURES

---

- Beautiful penthouse apartment in a level and central waterfront setting
- Roof terrace with panoramic views across the River Dart and Kingswear beyond
- Bright and spacious open-plan living and dining room with floor-to-ceiling glazing
- Contemporary kitchen with a range of integrated appliances
- Main bedroom with fitted wardrobes, en-suite shower room and terrace access
- Guest bedroom with views towards Britannia Royal Naval College
- Private garage with power supply situated on nearby Vavasour Slip
- Ideally located moments from Dartmouth's vibrant town centre





# PROPERTY DETAILS

---

## Property Address

Flat 7, Lee Court, Dartmouth, Devon, TQ6 9NL

## Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate

## Services

Mains electricity, gas, water and drainage. Gas fired central heating

## EPC Rating

Current: F Potential: C

## Council Tax Band

F

## Tenure & Service Charge

Leasehold - 999 year lease from 24th April 1974  
£1030 per quarter service charge (includes water rates)  
Leaseholders make up DLCR Ltd who own the freehold

## Authority

South Hams District Council

## 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

From Marchand Petit Dartmouth office, proceed along Fairfax Place towards the Royal Avenue Gardens. Continue on to Mayor's Avenue following the one way system passing Marks & Spencer on the left. The entrance to Lee Court will be found a short distance further along on the left-hand side.

## Viewing

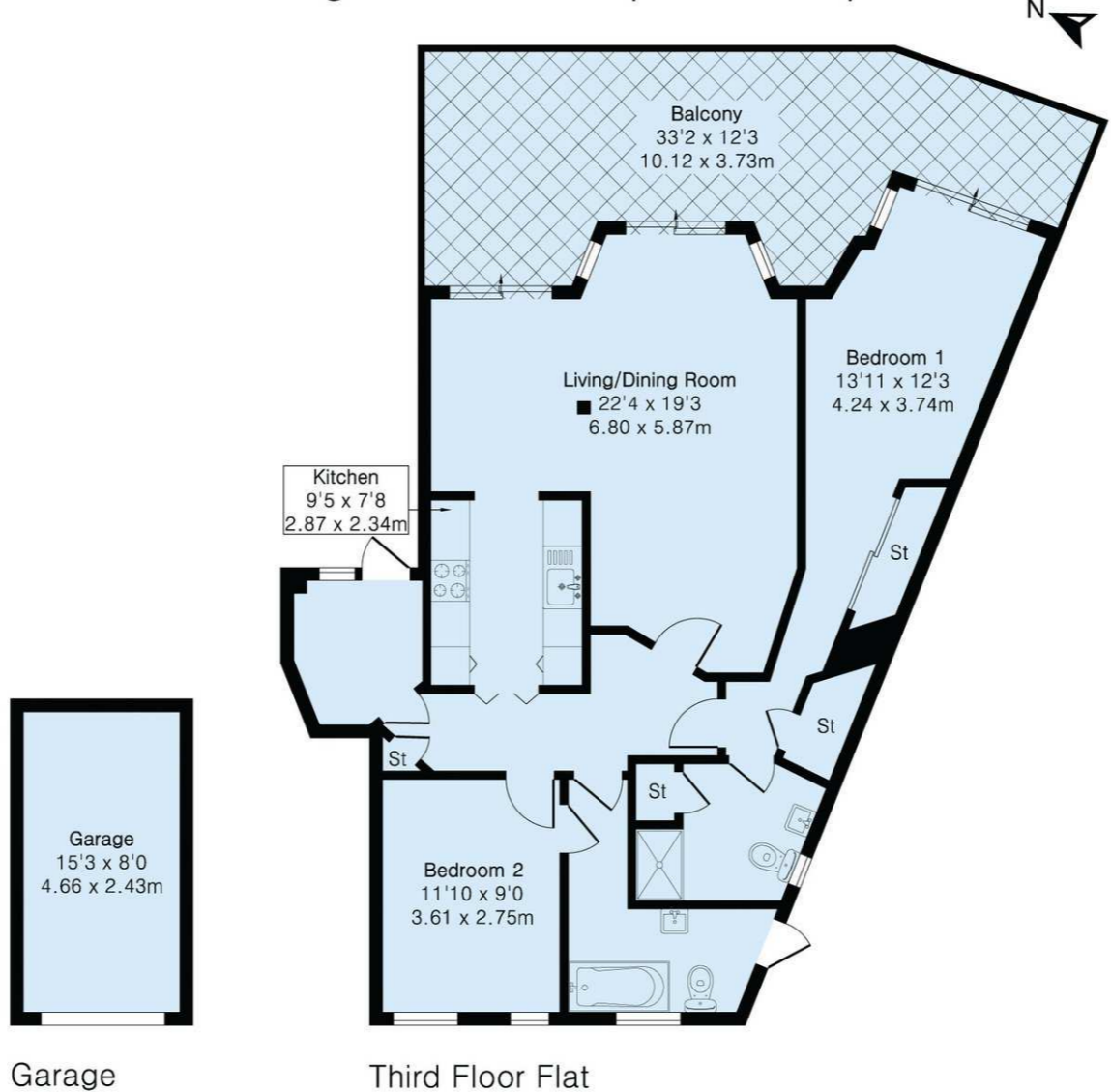
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803



IMPORTANT NOTICE 1. These particulars are for guidance 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. 2. 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 Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. 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. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. 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.

# FLOOR PLAN

**Approximate Gross Internal Area 981 sq ft - 91 sq m  
(Excluding Garage)**  
Garage Area 122 sq ft - 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | [dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)  
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590