



CHI

SEASPRAY

THURLESTONE SANDS • TQ7 3JY



# SEASPRAY

## GROUND FLOOR

Entrance Hallway | W/C | Bedroom 1 | Bedroom 2

## FIRST FLOOR

Open Plan Kitchen/ Living/ Dining room

## EXTERNAL

Balcony | Communal Swimming Pool and Outdoor Area | 2 Allocated Parking Spaces



“Two bedroom house with sea views,  
parking and walking distance to  
beach”...

Seaspray is a well-presented two-bedroom mid-terrace home offering well-balanced accommodation arranged over two floors. Ideal as a main residence, coastal retreat or investment opportunity, the property enjoys a practical layout with bright and comfortable living spaces throughout.

- Balcony with sea views towards Thurlestone Rock
- Two allocated parking spaces
- Short walk to South Milton Sands beach
- Perfect as a lock up and leave or holiday let
- Short drive to Thurlestone which has a pub, golf course, village shop and hotel/spa.

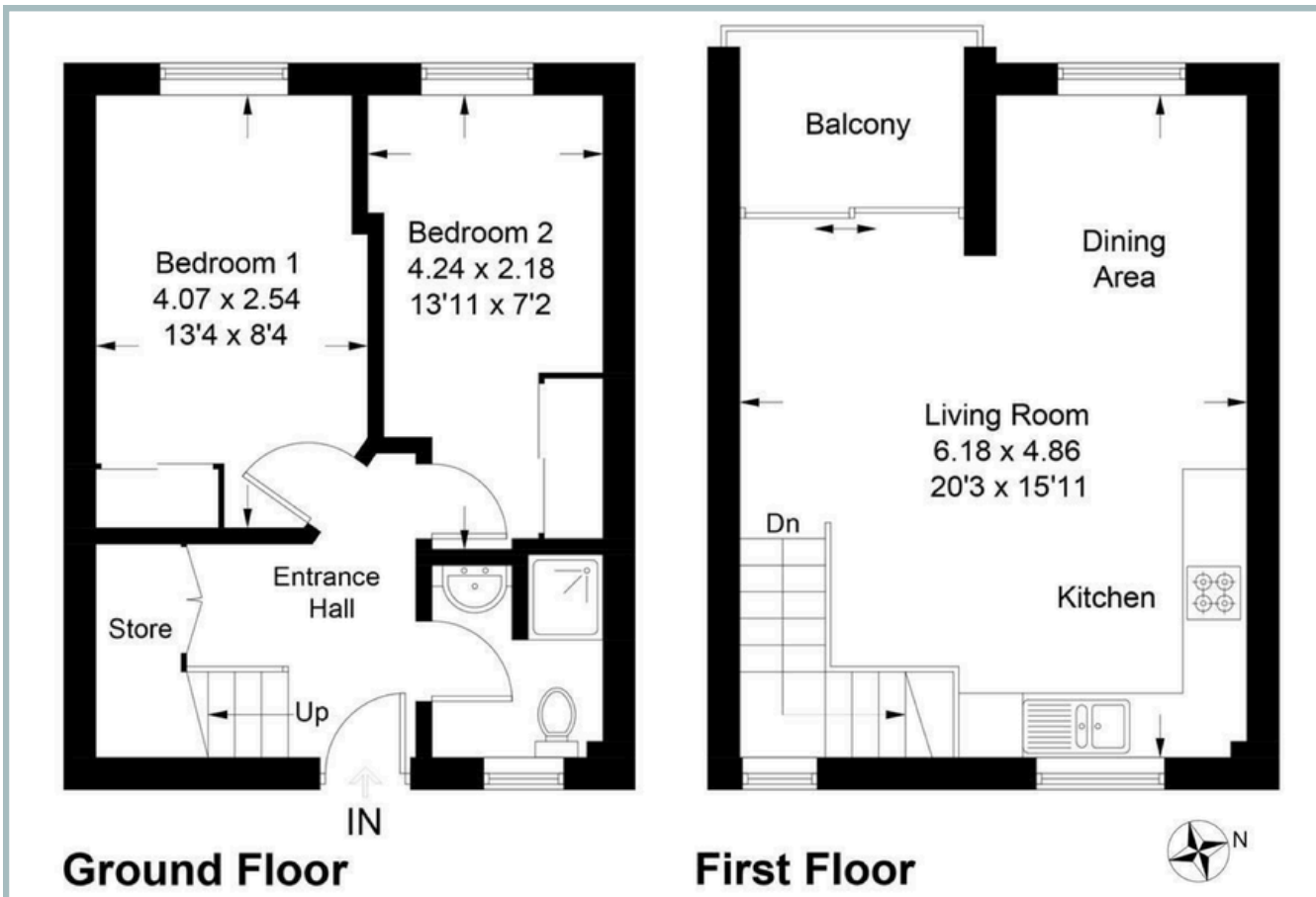
The ground floor comprises the sleeping accommodation, with both bedrooms being generously proportioned and benefiting from built-in wardrobes, providing excellent storage. A modern shower room completes the layout on this floor.

Occupying the first floor is the open-plan kitchen, living and dining area, creating a sociable and versatile space ideal for everyday living and entertaining. The kitchen is fitted with a range of wall and base units and provides space for a washing machine, while the open-plan design allows plenty of natural light to flow through the room. From both the dining and living areas there are attractive sea views, and sliding doors open onto the balcony. From here, you can enjoy stunning views towards Thurlestone Rock and the surrounding coastline.

Further benefits include access to a communal swimming pool and outdoor seating area with benches, providing the perfect space to relax and enjoy the surroundings. The property also benefits from two allocated parking spaces and is conveniently located just a short walk from South Milton Sands beach.



TOTAL APPROXIMATE AREA: 57 SQ M 613 SQ FT



Tenure: Freehold

Council Tax Band: N/A Business Rated.

Local Authority: South Hams District Council

Services: Mains electricity and water. Private drainage and electric heating.

Service Fee: Approx. £2607.72 per annum

EPC: Current E (48) Potential C (78)

Viewings: Very strictly by appointment only

Notes: Contents can be purchased via separate negotiation.

Location: Thurlestone is an attractive and popular village situated on the spectacular Devon coast in an Area of Outstanding Natural Beauty. The South West Coastal Path is the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. A short stroll across Thurlestone Sands with the landmark Thurlestone Rock, "thirled stone"(arched- shaped rock formation) takes you to the popular 'Beach House' cafe and Thurlestone Marsh, one of three small wetlands south of the village. The village has a vibrant community and is renowned for its hotel, church and a highly regarded primary school. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The hotel has a superb health club with a spa, indoor and outdoor swimming pools and there is a fine 18-hole golf course. The market town of Kingsbridge, approximately 4 miles to the west, provides a comprehensive range of educational, recreational and shopping facilities including, a health centre, leisure centre with an indoor swimming pool, library, schools and churches.

What three words: ///bangle.outbid.lends

Salcombe 4.7 miles - Totnes 18 miles (Railway link to London Paddington) - Kingsbridge 5 miles

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.



58 FORE ST, KINGSBRIDGE TQ7 1NY

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk