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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.

Whether enjoyed as a year-round coastal retreat, a family holiday home, or a peaceful escape by the sea, this apartment offers exceptional flexibility. The property has a proven history as a successful holiday let, providing owners with the option to generate supplementary income during periods when they are not in residence. This unique balance of personal enjoyment and income potential makes it an attractive proposition for those seeking both lifestyle and practicality. The furniture is available by separate negotiation, offering the opportunity to acquire a beautifully presented, turnkey home ready to enjoy from day one. Set in the sought-after enclave of South Sands — just steps from its golden beach and turquoise waters — this home represents a rare chance to own a luxury waterfront apartment in one of Salcombe's most desirable locations. Combining breathtaking surroundings, premium amenities and the flexibility to enjoy or let as desired, it is a property perfectly suited to modern coastal living



SALCOMBE

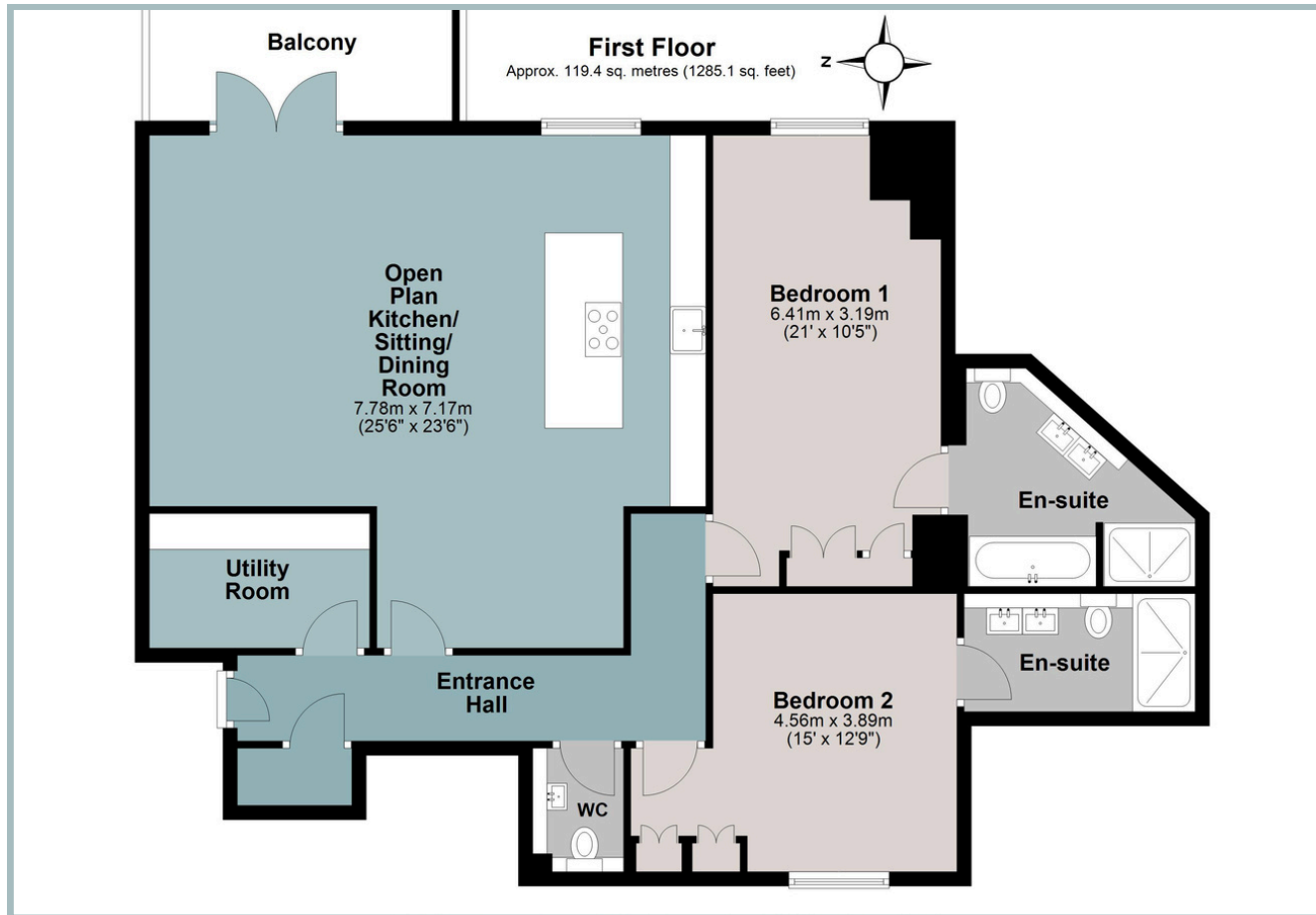
The highly desirable Salcombe lies at the heart of the South Hams region, an 'Area of Outstanding Natural Beauty'. Renowned for its crystal clear turquoise waters along the estuary, a wonderful selection of local and independent shops, restaurants and public houses, boat parks, with slipways and mooring 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 Marlborough. 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

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