

23A FORE STREET
SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

23A FORE STREET

23a Fore Street is a remarkable example of a beautifully appointed, large duplex apartment, ideally positioned in a prime location on Salcombe's Fore Street, right next to Whitestrand Quay. Set in the heart of the town, this desirable property is just moments from a range of shops and restaurants, and boasts spectacular views from both the dining area and the master bedroom, stretching across the Salcombe Estuary to the rolling countryside beyond. This stunning property also underwent a major refurbishment in 2022, further enhancing its undeniable appeal and charm.

The property is accessed via a private ground-floor entrance, with stairs leading up to the first floor where the main living spaces are found. A beautiful large sitting room featuring high ceilings and a delightful bay window with a built-in window seat — perfect for people-watching along the bustling Fore Street below. To the front, the spacious and well-appointed kitchen and dining room welcomes you in, drawing your attention to a standout picture window that frames glorious estuary views. Perfect for morning breakfast and evening relaxing watching the world come and go on Whitestrand Quay.

Upstairs, the second floor comprises two spacious double bedrooms with the same high ceilings and modern decoration. The master bedroom includes a beautifully finished en-suite shower room and a large picture window offering yet another breathtaking view of the estuary. The second bedroom has access to a stylish family bathroom. With windows in abundance this property embraces a warm and welcoming environment where you can enjoy the world outside from the comfort of your own home. A unique property in a unique location.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character.



PROPERTY DETAILS

Property Address

23a Fore Street, Salcombe, Devon, TQ8 8ET

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles, A38 Devon Expressway 16 miles (distances are approximate)

Services

Mains electricity, gas, water, and drainage.

EPC Rating

Current: 63, Potential: 76

Council Tax Band

E

Tenure

Leasehold

Authority

South Hams District Council

Key Features

- Stunning duplex apartment with spectacular views across the Salcombe Estuary and beyond
- Conveniently positioned for easy access to the water
- Private entrance
- Beautifully presented throughout having gone through a major refurbishment in 2022
- Ideal lock-up-and-leave property
- Prime central town location on Whitestrand Quay

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

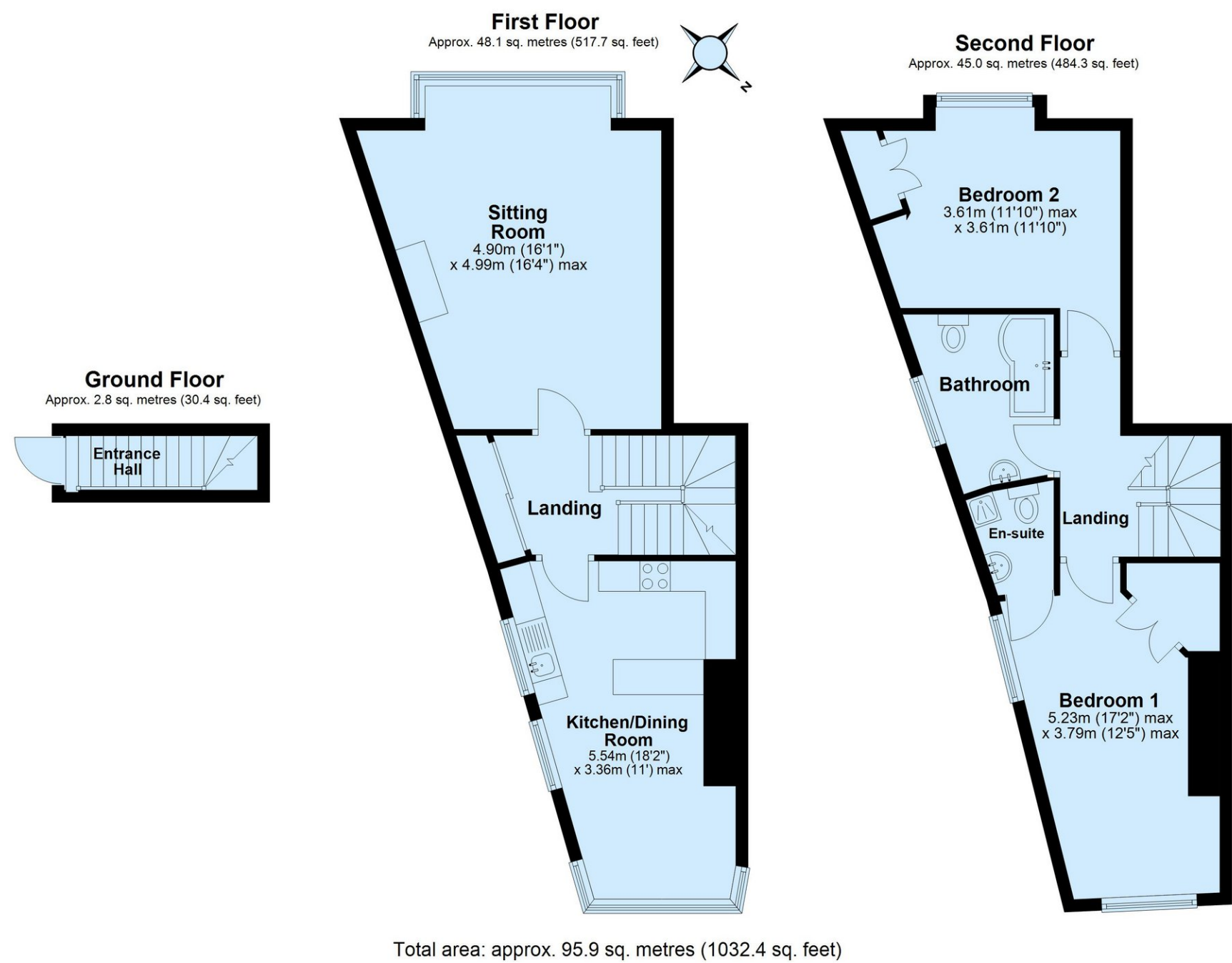
23a Fore Street is located directly next to our Salcombe office, accessed via the alleyway just before you reach the office on the left. At the end of the alley, the entrance can be found on the left, right next to Captain Morgan's.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



FLOOR PLAN



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