



18 The Salcombe, Fore Street, Salcombe

Guide Price £1,250,000

HARRIET
GEORGE

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Fore Street, Salcombe

Occupying an enviable waterfront position in the heart of the town, a 3 bedroom apartment with breathtaking and fascinating water views, extensive outside space, parking and mooring pontoon.

Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate.

Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to a long sandy beach with hidden coves backed by woodland and coastal paths.

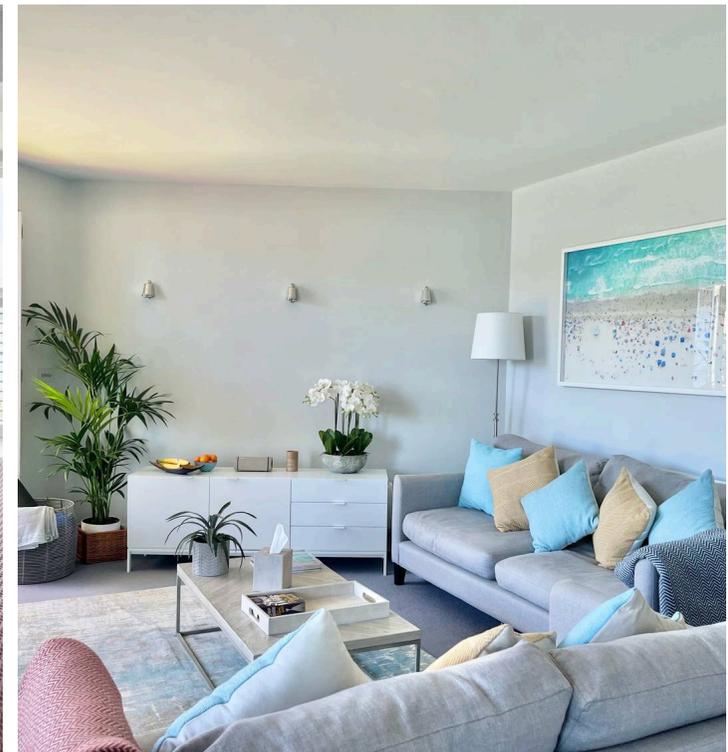
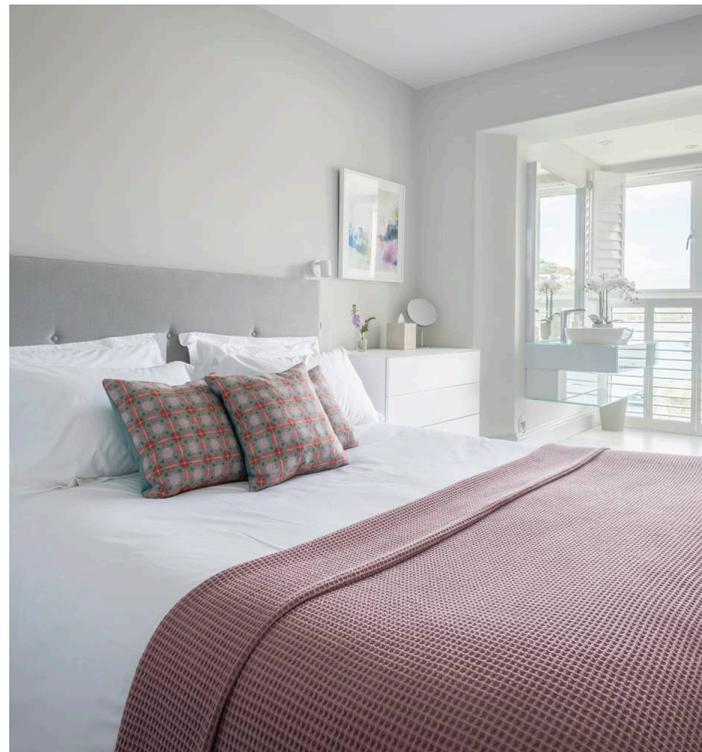
The position of The Salcombe is simply perfect; right on the edge of the Salcombe estuary, with panoramic views that span south west towards the sea and northwards looking into the tidal estuary itself.

Council Tax band: G

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Number 18 is one of the largest apartments in The Salcombe, a former hotel occupying a prominent prime waterfront position in the town centre. This fabulous ground floor apartment with level access from the car park has been stylishly renovated and is beautifully presented throughout.

The main bedroom has an open plan en-suite bathroom with a free-standing bath perfectly positioned to enjoy the views. An enclosed sun room which is accessed from the second bedroom and the kitchen provides an all-weather sitting area.

The living room with two sets of bi-fold doors opens on to the balcony which leads down to a large roof terrace enjoying sensational views of the estuary, harbour and across the beaches on the East Portlemouth shoreline.

The Salcombe benefits from communal gardens with a heated swimming pool. In front of the building there are lawned gardens leading to the sea wall where there is a landing stage and access to mooring pontoons with a berth available for the owner of Number 18.

The property has an established and successful holiday letting history and figures are available on request.

SERVICES

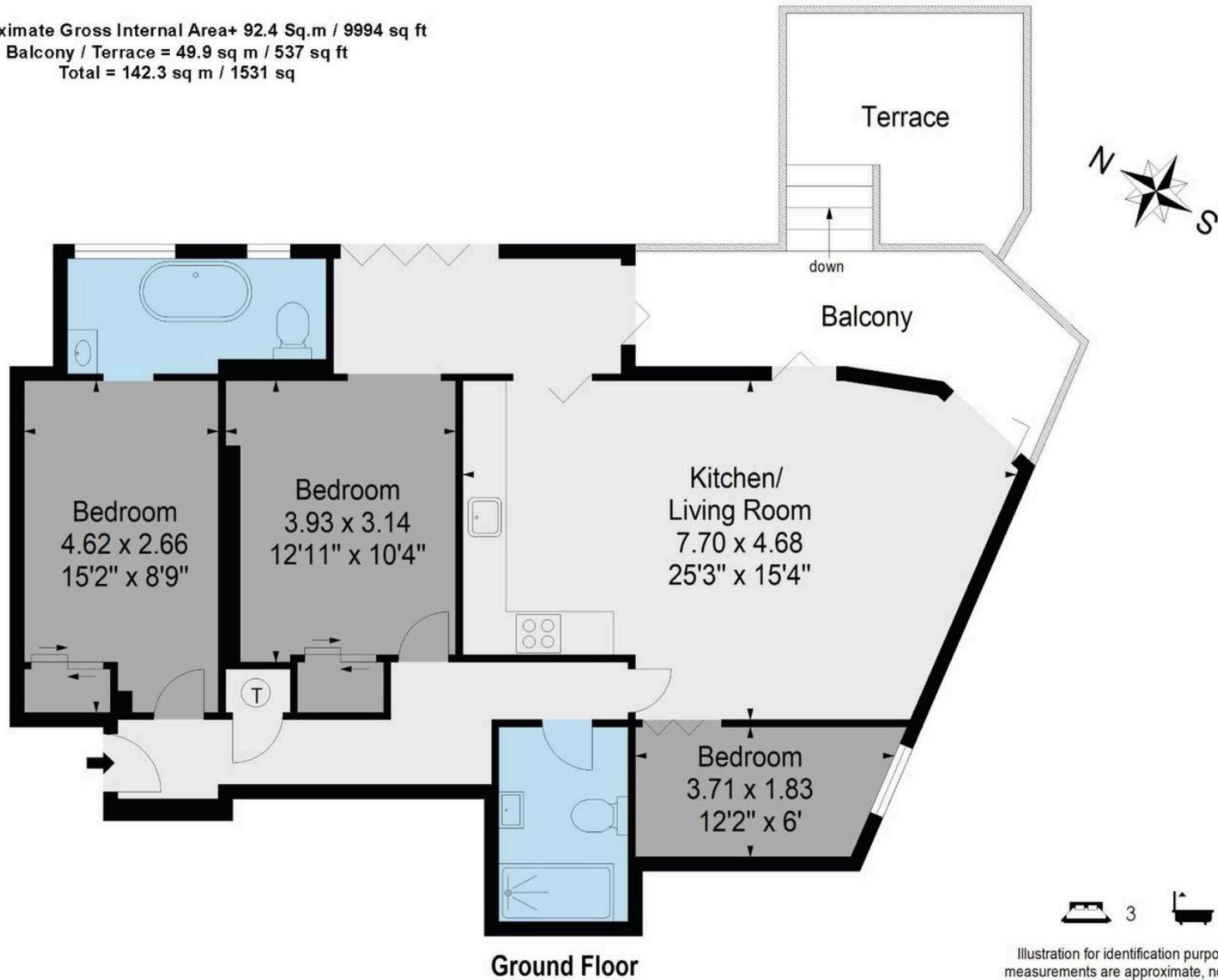
Mains drainage, water, gas and electricity.

DIRECTIONS

From Whitestrand Car Park in the centre of Salcombe proceed about 100 yards along Fore Street and the entrance to The Salcombe will be found on the left hand side



Approximate Gross Internal Area+ 92.4 Sq.m / 9994 sq ft
Balcony / Terrace = 49.9 sq m / 537 sq ft
Total = 142.3 sq m / 1531 sq



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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.