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7 Lee Court

7 Lee Court, North Embankment, Dartmouth, Devon, TQ6 9NL



Totnes 12 miles Plymouth 29 miles Exeter 40 miles

An exceptional penthouse apartment with two bedrooms, garage and magnificent rooftop terrace offering breath-taking panoramic views of the River Dart.

- No onward chain
- Garage
- Breath-taking views of the River Dart
- Stunning riverside penthouse apartment
- Large terrace
- Lift access
- Leasehold
- EPC F / Council tax F

Guide Price £695,000



**SITUATION**  
Nestled where the river Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington, making this charming riverside haven surprisingly accessible.

**DESCRIPTION**  
Lee Court is located just a stones throw from the river Dart overlooking the North Embankment. Its waterside setting and town centre location makes this a wonderful main or second home ideal for exploring the surrounding coast and countryside. This exceptional penthouse apartment offers a perfect riverside retreat with breath-taking panoramic views of the river Dart and Kingswear. The spacious open-plan living and dining area flows onto a generous terrace, while the contemporary kitchen features integrated appliances throughout. The principal bedroom boasts built-in wardrobes and ensuite shower room, with access to the magnificent terrace. The second double bedroom overlooks the historic Britannia Royal Naval College and is served by a bathroom conveniently shared via a jack-and-jill configuration to the hall. With a private garage on Vavasours Slip, this remarkable residence combines modern luxury with one of Devon's most coveted waterfront locations.

**ACCOMMODATION**  
Accessed via lift or stairs, this penthouse apartment welcomes you through a private entrance hall featuring convenient built-in storage. Beyond the glazed interior door, the spacious open-plan living and dining area immediately captivates with its floor-to-ceiling windows framing breath-taking panoramic views of the River Dart. Patio doors open onto a generous terrace, perfect for enjoying the ever-changing riverside scenery. The thoughtfully designed space provides ample room for both relaxation and entertaining, with dedicated areas for sitting and dining furniture. The contemporary kitchen flows seamlessly from the main living space, featuring sleek white gloss cabinetry and a full complement of integrated appliances including electric oven, microwave, hob, fridge-freezer, and dishwasher.

The principal bedroom suite is a true sanctuary, featuring extensive built-in wardrobes and patio doors that frame the same spectacular river Dart views enjoyed throughout the apartment. The bedroom is complemented by a sophisticated

ensuite shower room, complete with walk-in shower, WC, basin, and heated towel rail, plus the practical addition of a concealed laundry cupboard housing the washing machine. The generously proportioned second bedroom easily accommodates a double bed and offers an equally impressive outlook - this time showcasing views across to the iconic Britannia Royal Naval College. This bedroom benefits from access to a well-appointed ensuite bathroom featuring a bath with overhead shower, WC, basin and heated towel rail, conveniently shared via a jack-and-jill configuration to the hall. Both bedrooms capitalize on the property's enviable position, offering distinctly different yet equally captivating vistas that celebrate the area's maritime heritage and natural beauty.

**OUTSIDE**  
The crowning glory of this exceptional apartment is the magnificent rooftop terrace, accessible from both the living area and principal bedroom. This elevated outdoor sanctuary delivers some of the most breath-taking panoramic views of the river Dart and the picturesque village of Kingswear beyond. Thoughtfully designed with glass panelling to maximize the spectacular vistas, the terrace offers generous space for outdoor furniture and dining, creating an idyllic setting for alfresco entertaining. From this remarkable vantage point, you can watch the ever-changing theatre of river life unfold below - from sailing boats navigating the waters to the daily activity along the North Embankment.

Practical convenience is provided by a private garage located on Vavasours Slip adjacent to Lee Court. Complete with manual up-and-over door and electricity supply, it offers secure parking for one vehicle or valuable additional storage space, adding both functionality and peace of mind to this remarkable riverside residence.

**TENURE**  
Leasehold.

**SERVICES**  
Mains electricity, water and drainage. Electric radiators throughout. Superfast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

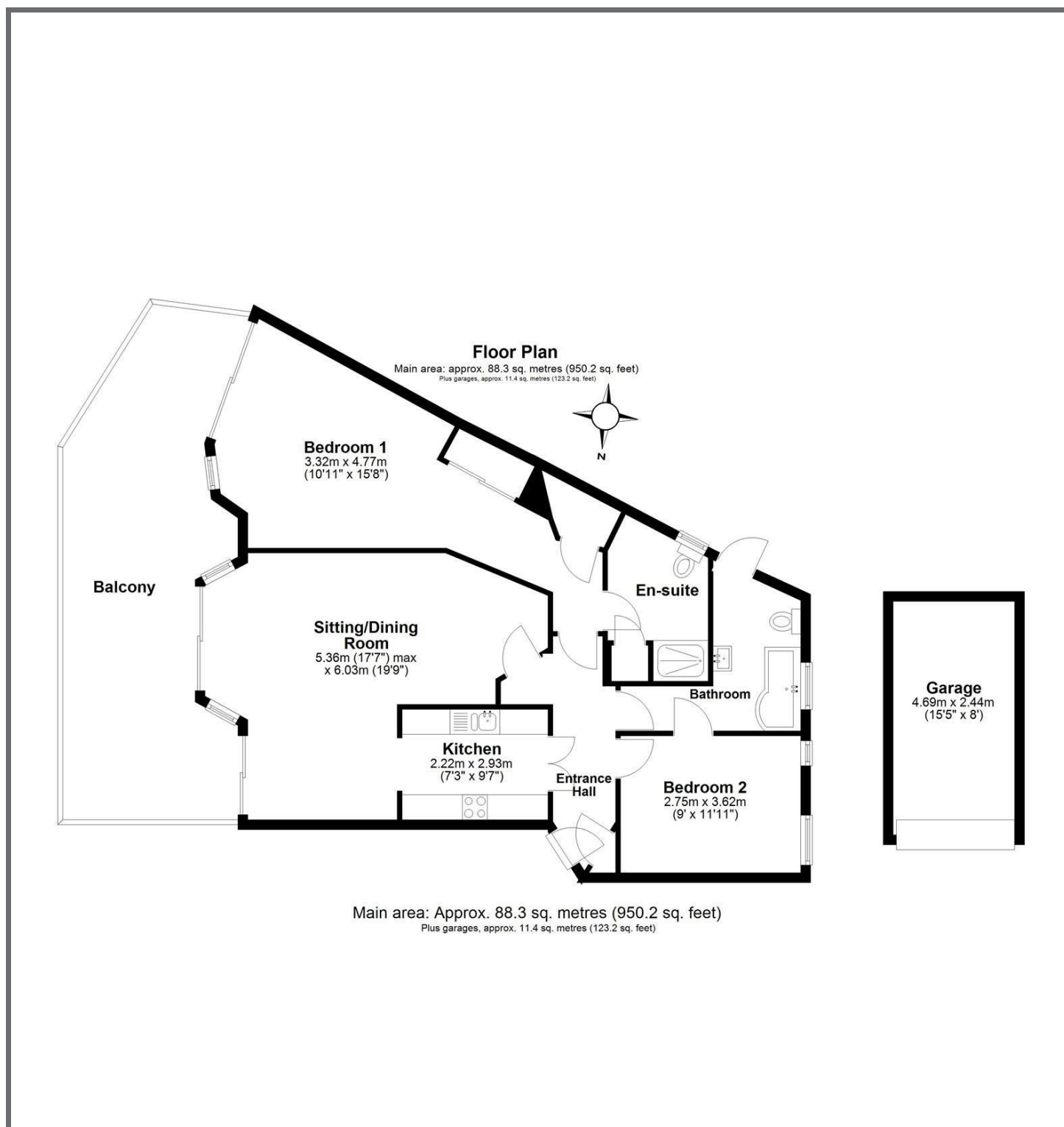
**LOCAL AUTHORITY**  
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

**VIEWING**  
Strictly by prior appointment with Stags on 01803 835336.

**DIRECTIONS**  
From Stags Dartmouth office, proceed along Duke Street towards the Royal Avenue Gardens. Turn left on to Mayor's Avenue following the one way system passing Marks & Spencer and Travis Perkins on the left. The entrance to Lee Court will be found a short distance further along on the left-hand side.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(39-48) <b>F</b>	28	28
(31-38) <b>G</b>		
(1-30) <b>Below Minimum</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk



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