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SEA CHEST  
SALCOMBE • TQ8 8BZ



# SEA CHEST

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## GROUND FLOOR

Entrance Hallway

## FIRST FLOOR

Open-Plan Kitchen/ Dining/ Living Room | Bedroom 1 With En-Suite |  
Bedroom 2 | Bedroom 3 | Family Bathroom







“A characterful seaside apartment combining charm, space and investment appeal, only moments from the water...”

Sea Chest is a beautifully presented coastal apartment that blends character with practical modern living. Entering through the front door, you are welcomed by a useful area for coats and shoes. Steps then lead you up into the main body of the home.

- Just steps from the water in a prime coastal position
- Successful holiday let with income potential
- Three large double bedrooms, one en-suite
- Plenty of storage space
- Walking distance to amenities









The heart of the property is the open-plan living space, which immediately impresses with its restored exposed beams and a striking stone feature wall that adds warmth and texture. This is a sociable, light-filled area with room to relax and dine. A built-in cupboard provides valuable storage. The kitchen is well fitted with a range of wall and base units and includes integrated appliances for a streamlined finish. Just beside the kitchen, a sliding ladder gives access to a clever storage area above, ideal for paddle boards and beach gear — perfectly suited to the home's seaside location.

A door from the living space leads to the bedroom accommodation, where there are three generous double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom featuring both a bath and a walk-in shower. There is also a practical cupboard set up as a utility area, currently housing the washing machine.

Sea Chest has been thoughtfully and imaginatively converted by the current owners to maximise space, character and usability.

In addition to being a wonderful private retreat, the apartment has also operated as a successful holiday let, demonstrating its appeal and income potential. However, the true highlight is its exceptional position — just a couple of steps from the water — offering an enviable coastal lifestyle and making this a standout home by the shore.









# SALCOMBE

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The highly sought after 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: 1337.6 SQ FT 124.3 SQ M



Tenure: Leasehold of 999 years starting from 2023

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating

Service Charge: Approx. £105.00 per annum.

EPC: Current D (62) Potential C (76)

Viewings: Very strictly by appointment only

Directions: As you drive down the hill into Salcombe town centre turn left and continue down here passing the Fortescue Pub. Sea Chest will be on your right above the gallery.

What Three Words: [///study.vineyard.attention](https://study.vineyard.attention)

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