



Dolphin House, 4c, Sutton Harbour, Plymouth, Devon, PL4 0BL

Price £150,000



Dolphin House is a much sought-after development located on the side of Sutton Harbour, within very close proximity to the Plymouth's historic Barbican, The Hoe and City Centre with Drake Circus shopping mall and the new Barcode complex. 'Dolphin House' was originally a quayside warehouse, built during the times when The Barbican was a thriving harbour, serving the fishing and mining industries and the developing New World. Sutton Harbour has seen massive regeneration in the last few years, and with the old fish market relocated, the area has become very much 'the place to be' in Plymouth, with many good quality restaurants, bars and cafes, and the city centre within an easy walk.

This well-proportioned first-floor apartment offers approximately 678 sq ft of versatile living space, thoughtfully arranged to suit modern living.

Located on the first floor, the apartment is accessed from the impressive quayside entrance foyer with entry phone system linking to the apartment.

The property is entered via a central lobby and hallway, providing excellent separation between living and private areas and benefiting from multiple built-in cupboards for storage. To the front of the apartment is a generously sized reception room, offering ample space for both relaxing and entertaining, with natural light enhancing the sense of openness.

Adjoining the reception room is a defined dining area, creating a practical flow between living, dining, and kitchen spaces. The kitchen is well laid out and efficiently designed, ideal for everyday cooking, with potential for further enhancement.

The apartment features a comfortable double bedroom with space for wardrobes and additional furnishings, complemented by a well-appointed bathroom. A separate study provides an ideal home-office, guest room, or hobby space, while the L-shaped utility room adds valuable practicality, perfect for laundry, storage, or additional household needs.

Overall, this property combines generous room sizes, excellent storage, and flexible accommodation, making it well suited to professionals, couples, or those seeking a home with dedicated work-from-home space.

We understand the apartment is held on Lease with 173 years remaining and subject to a service charge of approximately £1,920 per year, but this is subject to periodic review and an annual ground rent of approximately £50. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

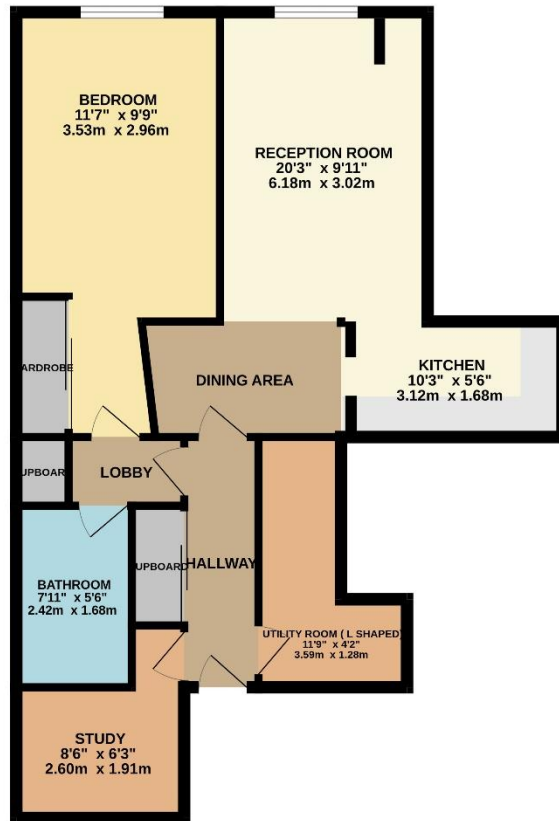
To view this property call Lang Town & Country Estate Agents on **01752 200909**

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FIRST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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