

2 HAZELDENE
SANDHILLS ROAD, SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

2 HAZELDENE

2 Hazeldene is an attractive first-floor apartment that enjoys superb, elevated views over the Salcombe Estuary and the golden sands of North Sands Beach. With open plan living, two spacious ensuite bedrooms, and captivating coastal scenery from every room, this delightful apartment offers a remarkable coastal retreat.

The light and airy accommodation is enhanced by an abundance of windows and glass doors, creating a warm and inviting atmosphere. The open plan living/kitchen/dining room provides a relaxing, sociable space perfect for entertaining or unwinding while taking in the stunning estuary views. Glass doors lead out to a sunny balcony, creating a seamless flow between indoor and outdoor living.

The property features two generous bedrooms, each boasting wonderful views and direct access to a private balcony, as well as their own ensuite bathroom/shower room.

Outside, the apartment enjoys three separate balconies, all capturing the panoramic scenery, along with use of the well-maintained communal grounds. The property also benefits from two adjoining allocated parking spaces, further enhancing its appeal.

2 Hazeldene has already proved popular as a holiday rental, attracting couples, families, and friends seeking a stylish coastal getaway close to the beach and within walking distance of the town centre.

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. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.



PROPERTY DETAILS

Property Address

2 Hazeldene, Sandhills Road, Salcombe, Devon, TQ8 8JP

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles, A38 Devon Expressway 16 miles

Services

Mains electricity, water, and drainage. Electric central heating.

EPC Rating

Current: F, Potential: C

Council Tax Band

E

Tenure

Share of Freehold

Authority

South Hams District Council

Key Features

- Wonderful first floor apartment
- 2 Ensuite bedrooms
- Incredible views from every room and 3 balconies
- Short walk to North Sands Beach
- Open plan living/kitchen/dining room
- Well maintained communal gardens
- 2 Parking spaces adjacent to the property
- The perfect lock-up-and-leave property

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

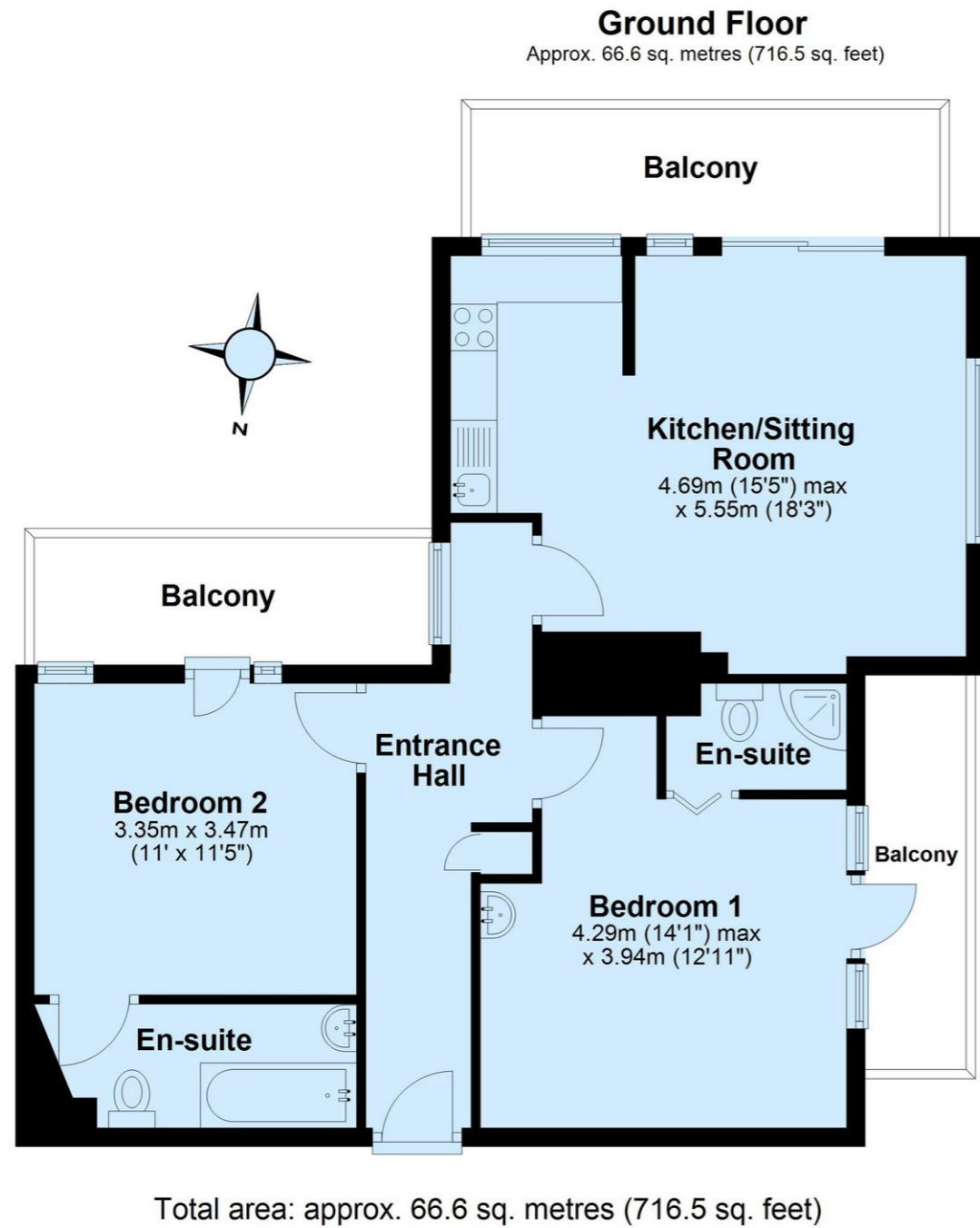
On entering Salcombe via the A381 from Kingsbridge, go straight ahead at the first crossroads by the telephone box and follow Main Road around the side of the hill. At the next junction, turn right into Sandhills Road. Follow this road down to the first hairpin bend; the entrance to Hazeldene will be found on this corner on the left-hand side. Follow the driveway down to the parking area.

Viewing

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



FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590