



169 Leeward House Discovery Road, Mount Wise, Plymouth, Devon, PL1 4PR



Offers Over £550,000

Set within the prestigious Mount Wise development, Leeward House offers a refined blend of contemporary coastal living and striking waterside surroundings. Occupying a prime position within the development, this exceptional penthouse apartment enjoys an expansive west-facing balcony designed for both entertaining and quiet retreat, with far-reaching views stretching across Mount Edgcombe, the Tamar Estuary and the Cornish coastline beyond.

The apartment opens into a generous entrance hall, creating an immediate sense of space and flow while providing access to all principal accommodation. At the heart of the home is an impressive open-plan living space, thoughtfully arranged into distinct kitchen, dining and lounge areas. The kitchen is beautifully appointed with quality integrated appliances, solid stone worktops and an induction hob, combining clean contemporary design with practicality. Flooded with natural light from skylights above, the living and dining areas feel bright and inviting, while bi-fold doors open seamlessly onto the substantial sun terrace, perfectly positioned to capture the afternoon and evening sun alongside the spectacular outlook.

There are three well-proportioned double bedrooms, including a particularly spacious principal suite complete with a stylish en suite shower room. Bedrooms one and two both benefit from direct access onto the balcony, enhancing the connection between the interior and the surrounding coastal setting. A contemporary family bathroom serves the remaining bedrooms, while a useful utility cupboard off the entrance hall adds further practicality.

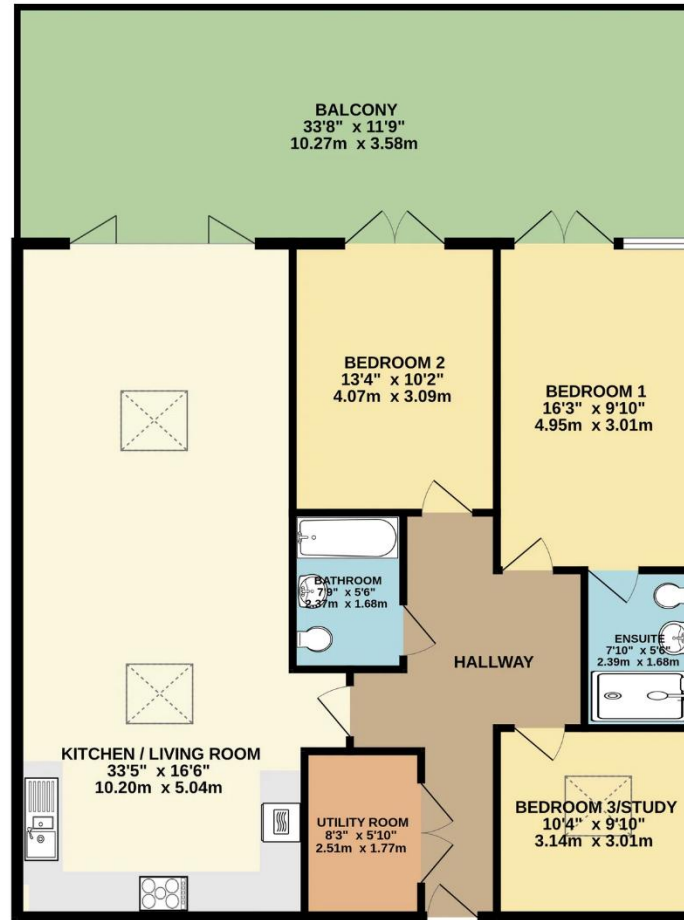
The property also benefits from two allocated parking spaces, additional visitor parking within the secure gated car park, and remote electric barrier access. Residents also have use to the spectacular well-maintained 'Southern Gardens' featuring several lawned areas, benches and a pleasant garden with well stocked flower beds and rose bushes. Further features include a video-entry system to the communal lobby, lift access to the apartment, double glazing, and zonal underfloor gas central heating throughout. Offered to the market with no onward chain, this is a rare opportunity to acquire a beautifully presented penthouse apartment in one of Plymouth's most sought-after waterfront developments.

We understand the apartment is held on Lease with 984 years remaining and subject to a service charge of approximately £3,820.24 per year from 1st April 2026 but this is subject to periodic review and an annual ground rent of approximately £350.00 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](tel:01752 200909).



FIFTH FLOOR
1558 sq.ft. (144.7 sq.m.) approx.



TOTAL FLOOR AREA: 1558sq.ft. (144.7 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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