

3 CHARBOROUGH HOUSE SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 CHARBOROUGH HOUSE

3 Charborough House enjoys one of the most stunning panoramic views across iconic Salcombe Harbour, the estuary and surrounding townscape. Uniquely positioned just off Onslow Road and Devon Road, this beautifully presented mid-level apartment offers breathtaking views from almost every aspect, with Salcombe quite literally at your feet.

Forming part of this iconic detached property of just four apartments, apartment 3 offers stylish and light-filled accommodation comprising two bedrooms and a spacious open-plan kitchen, dining and living area, perfectly designed to maximise the incredible coastal outlook.

Accessed via entrance off Devon Road and a short flight of stairs, the apartment opens into a bright welcoming hallway. The impressive dual-aspect living space creates a wonderful sense of openness, flooded with natural light and framed by exceptional harbour views. The contemporary fully equipped kitchen flows seamlessly into the dining and sitting areas, making it an ideal space for entertaining or simply relaxing while taking in the ever-changing scenery.

Double glazed doors open onto the spectacular balcony, elevated high above the town and waterfront below. This outstanding outdoor space is perfect for morning coffee, alfresco dining or simply absorbing the vibrant atmosphere of Salcombe Harbour and its beautiful sailing life.

Back through the hallway, there is useful storage together with a dedicated utility area and space for coats and shoes. The apartment offers two well-proportioned bedrooms, currently arranged as a twin room and a spacious principal bedroom with modern en-suite shower room. Both bedrooms continue the theme of wonderful Salcombe views, while a stylish family bathroom with bath and shower sits between the rooms.

Decorated throughout in calming light tones with coastal blue accents, the apartment perfectly captures the relaxed elegance of waterside living. Currently operating as a successful holiday let, 3 Charborough House represents an exciting opportunity as a second home with proven income potential, a permanent residence, or a flexible combination of both.

With its exceptional position, spectacular panoramic harbour views and beautifully presented interiors, this is a rare opportunity to acquire a truly special Salcombe property.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.



PROPERTY DETAILS

Property Address

3 Charborough House, Devon Road, Salcombe, Devon, TQ8 8HA

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles,
A38 Devon Expressway 16 miles (distances are approximate)

Services

Mains electricity, gas, water, and drainage. Gas central heating.

EPC Rating

Current: D, Potential: B

Council Tax Band

E

Tenure

Managed Freehold

Authority

South Hams District Council

Key Features

- Stunning panoramic Salcombe Harbour views from balcony
- Light and spacious apartment
- Convenient location
- Successful holiday rental business
- Great turnkey potential
- All fixtures and fittings available by separate negotiation

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

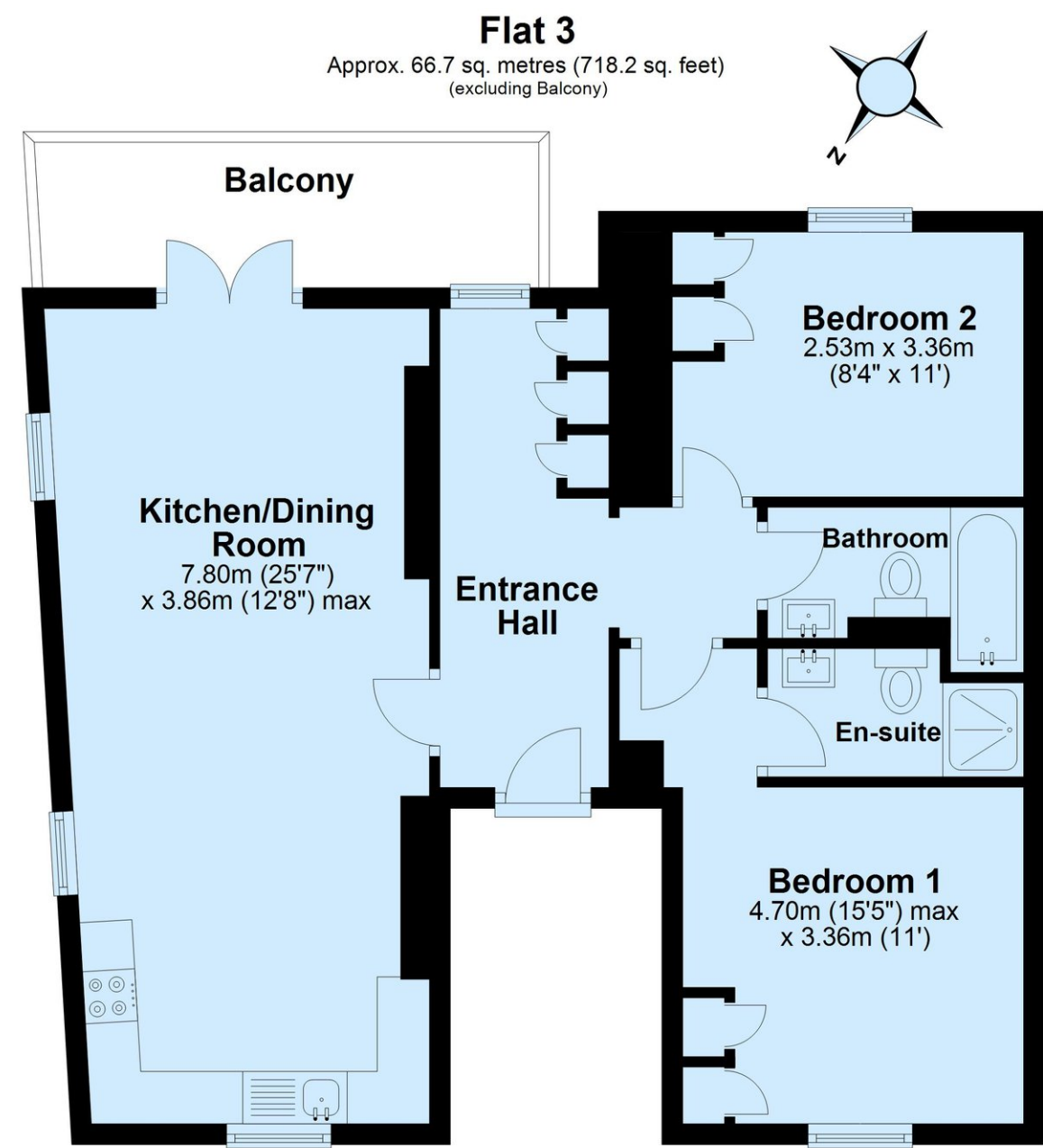
On entering Salcombe from Kingsbridge, turn left at the first crossroads by the bus shelter into Onslow Road. Follow this road down the hill and, as it bears left bringing Salcombe Church into view, Charborough house is on the right with the junction to Devon Road. Parking is possible in the Shadycombe Car Park or on Devon Road.

Viewing

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



FLOOR PLAN



Total area: approx. 66.7 sq. metres (718.2 sq. feet)



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