

2 PROSPECT HOUSE HALLSANDS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

2 PROSPECT HOUSE

Description

Prospect House is an award-winning New England style development of just 16 apartments and houses converted from a former hotel situated in a spectacular cliff-top location and set within beautiful landscaped communal gardens and includes the use of a heated outdoor swimming pool and tennis court, with the beach at Hallsands just a few minutes' walk away.

This is a stylish and well-presented ground floor apartment with superb views to the coast at the front and wonderful countryside views to the rear. Internally the kitchen/dining/sitting area is open plan. The kitchen is well-equipped with plenty of fitted units and integrated appliances. There's ample space for a dining table and chairs and a cosy sitting area which enjoys views to the coast. There are 2 double bedrooms, both of which have French doors opening to the rear patio, a well-appointed bathroom and en-suite shower room to bed one. Outside are two lovely private front and rear terraces, the rear has views over open countryside and the pool area and the front has fantastic sea, coast and country views. The property also comes with allocated parking.

Situation

North Hallsands is a small unspoilt fishing village with attractive beach. Nearby is the dramatic headland of Start Point with its lighthouse, and the South Devon Coastal Path, which passes mainly over National Trust land and leads to many unspoilt coves and beaches along this rugged and beautiful coastline. The market town of Kingsbridge provides a good range of facilities, although those available in nearby Chillington include a pub and a health centre. There is excellent sailing at Salcombe and Dartmouth.

Directions

what3words - perfectly.plugged.cowering

From Kingsbridge take the A379 Dartmouth Road leaving the head of the estuary on your right hand side. Follow this road for about 5 miles passing through a series of villages. On reaching the village of Stokenham, turn right at the roundabout signposted East Prawle. Follow this road for about a mile, continue past the turning for Beeson and Beesands, and then fork left, signposted Start Point and Hallsands. Go past the turning for North Hallsands and follow the sign for Start Point, turn left at Hollowcombe Head crossroads. Take the first right, signposted South Hallsands go past the public car park on the right and park in the designated parking for Prospect House and head towards the sea.



PROPERTY DETAILS

Property Address

2 Prospect House, Hallsands, Kingsbridge, Devon TQ7 2EY

Mileages

Kingsbridge 8 miles; Dartmouth 11 miles; Salcombe 14 miles (distances are approximate).

Services

Mains water and electricity. Private drainage. Central LPG boiler for Prospect House. Cost of gas included in the service charge. Central fire alarm system.

EPC Rating

Band D. Current: 64, Potential: 74

Council Tax Band

Currently business rated.

Tenure

Leasehold. 250 years from 24/04/2009. Annual service charge £7,190

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

Key Features

- Delightful ground floor apartment
- Open plan kitchen/dining/sitting room
- Two double bedrooms
- Bathroom and en-suite shower room
- Private front and rear terraces
- Stunning coastal and countryside views
- One allocated parking space and visitor parking
- Communal gardens and use of heated outdoor swimming pool and tennis court

Fixtures & Fittings

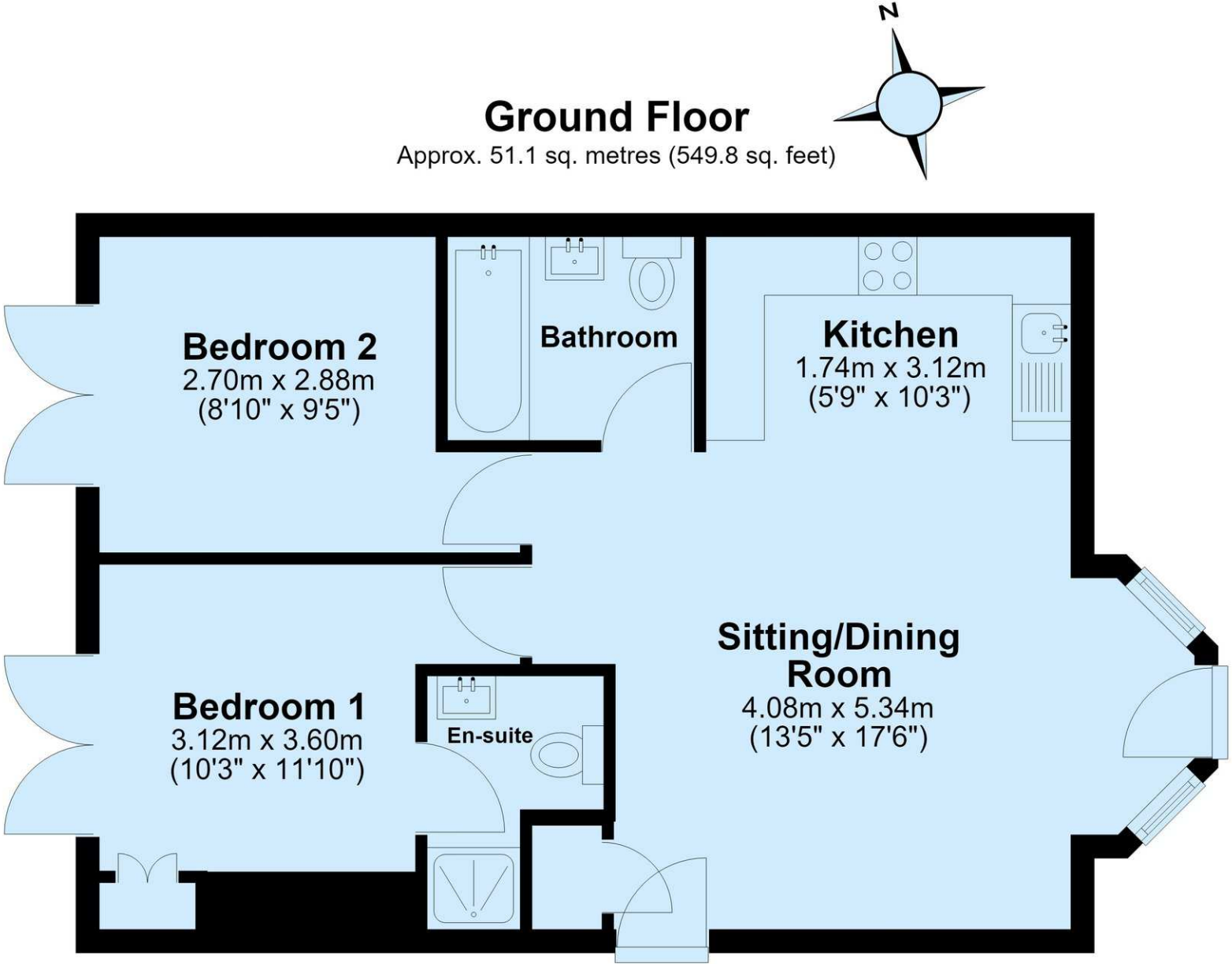
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Total area: approx. 51.1 sq. metres (549.8 sq. feet)

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