

5A HAZELDENE
SANDHILLS ROAD, SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

5A HAZELDENE

Set in an elevated position with far-reaching views over the Salcombe Estuary and the golden sands of North Sands Beach, 5a Hazeldene is a wonderful one-bedroom ground-floor apartment with access to a glorious sun terrace that captures the incredible coastal scenery.

The bright and inviting accommodation is quaint yet cleverly designed to maximise space and natural light, centred around a superb open-plan kitchen, dining and sitting room that showcases the exceptional views. This space provides a relaxing and sociable setting, perfect for entertaining or unwinding while taking in the stunning surroundings. It also enjoys direct access to a sunny terrace, creating a seamless flow between indoor and outdoor living, and offering more of the same panoramic views.

The property features a well-proportioned double bedroom with built-in wardrobe space, along with a shower room. There is also good storage throughout the apartment.

Outside, the apartment benefits from a sunny patio terrace, ideal for enjoying the panoramic scenery, as well as access to well-maintained communal grounds. The property also includes an allocated parking space, further enhancing its appeal.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the Southwest 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

5a Hazeldene, Sandhills Road, Salcombe, Devon, TQ8 8JP

Mileages

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

Services

Mains electricity, water, and drainage. Electric heating.

EPC Rating

Current: 61, Potential: 74

Council Tax Band

C

Tenure

Leasehold

Authority

South Hams District Council

Key Features

- Ground floor apartment in a tranquil Salcombe setting
- Stunning and uninterrupted sea and countryside views
- Short walk to North Sands Beach
- Patio terrace with incredible views
- Well maintained communal gardens
- Allocated parking space
- 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

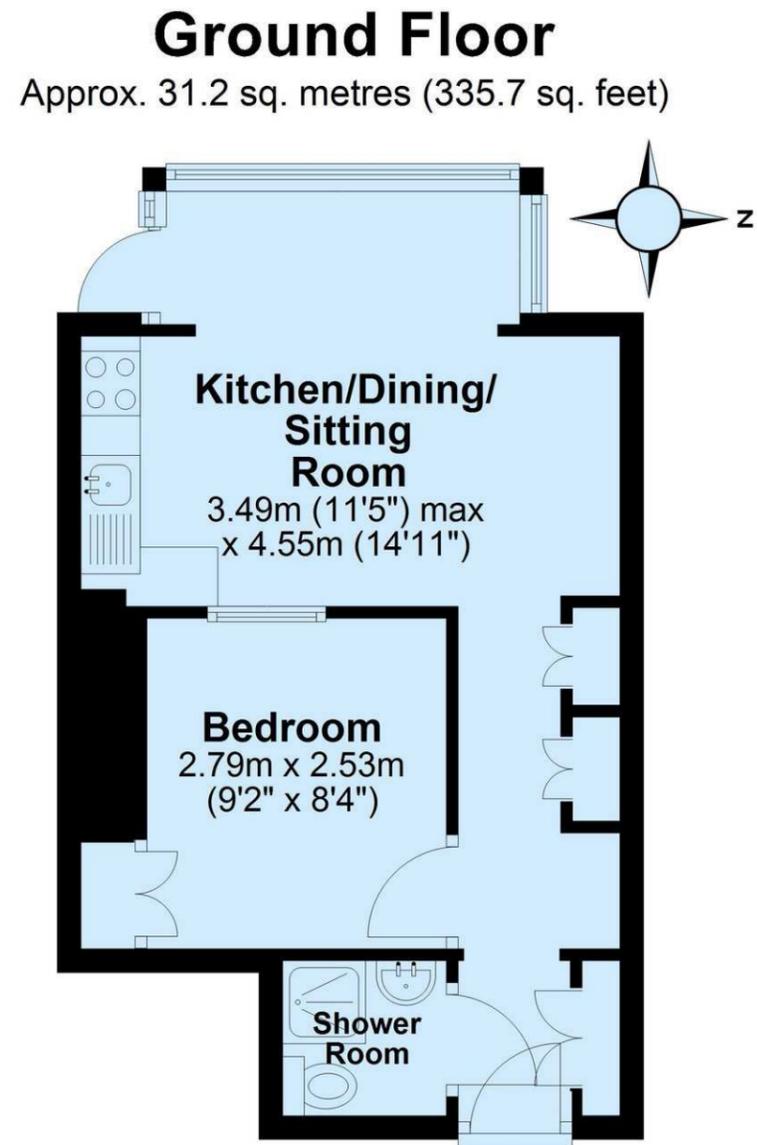
On entering Salcombe via the A381 from Kingsbridge, go straight ahead at the first crossroads by the telephone box and follow Main Road around the side of the hill. At the next junction, turn right into Sandhills Road. Follow this road down to the first hairpin bend; the entrance to Hazeldene will be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



Total area: approx. 31.2 sq. metres (335.7 sq. feet)



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Kingsbridge
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Modbury
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Newton Ferrers
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Salcombe
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Lettings
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Prime Waterfront & Country House
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