



Flat 3, 22 Hoe Street, The Hoe, Plymouth, Devon, PL1 2JA



Offers Over £160,000



Tucked quietly away on Hoe Street, just a stone's throw from the energy and charm of Plymouth's historic waterfront, this home enjoys the best of both worlds peaceful surroundings with everything you could need close at hand. From here, it's an easy stroll to the iconic Plymouth Hoe, the characterful Barbican with its vibrant mix of restaurants and bars, as well as Sutton Harbour, the Mayflower Steps, and Queen Anne's Battery Marina. The city centre and Drake Circus shopping mall are also within comfortable walking distance, making this an exceptionally well-connected location.

Set within an attractive period building, this outstanding top-floor apartment unfolds over two floors, blending timeless character with a stylish, modern finish. It's a home that feels both welcoming and refined perfect for first-time buyers seeking something ready to move straight into, or for investors looking for a low-maintenance property in a prime setting.

Inside, the sense of space and light is immediately apparent. The lounge and dining area is bright and airy, with high ceilings and a large window that fills the room with natural light, creating a warm and inviting atmosphere.

To the rear, the modern kitchen offers generous worktop space and room for white goods, and leads directly out onto the staircase which takes you to the beautifully updated communal gardens. Recently transformed, this south-facing outdoor space is ideal for summer barbecues, quiet afternoons with a book, or simply relaxing in the sunshine.

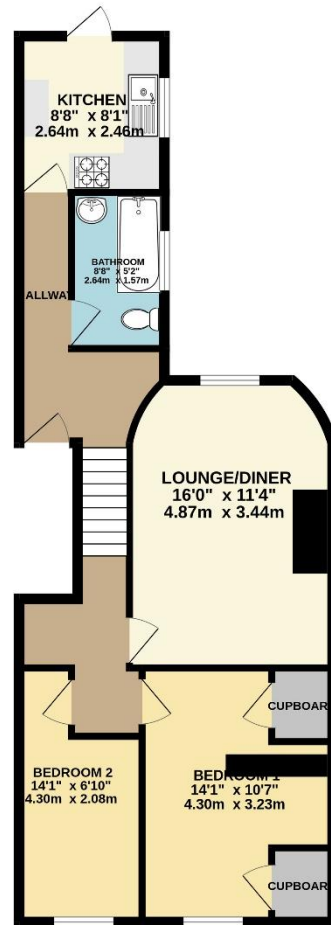
The apartment also features two well-proportioned double bedrooms, both complete with built-in wardrobes/storage cupboards, along with a contemporary family bathroom finished in a neutral, elegant style. The loft is also fully boarded for ample storage.

We understand the apartment has a share of the freehold with a lease of 125 years from 1992. There is no ground rent or service charge payable and any works required are paid for on a third share. 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)





TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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