

FLAT 1 MARINA COURT KINGSWEAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FLAT 1 MARINA COURT, KINGSWEAR

Positioned in an elevated setting above the River Dart, this spacious apartment enjoys spectacular far-reaching views across the water towards Dartmouth, Dart Marina and the Britannia Royal Naval College. Offering versatile accommodation arranged over two levels, together with private outside space and allocated parking, the property combines an enviable location with flexible living in the heart of the picturesque village of Kingswear.

Forming part of a purpose built development of just six apartments, the property benefits from its own private entrance and is ideally placed within easy walking distance of the village amenities, ferries across the River Dart to Dartmouth and waterfront.

The main accommodation is centred around a light spacious open-plan living space designed to make the most of the lovely outlook. Large glazed doors frame the ever-changing river views and open onto a private balcony, creating a seamless connection between the interior and outside. There is ample room for both sitting and dining areas, while the well-appointed kitchen is fitted with a range of storage units, integrated appliances and generous work surfaces, making it equally suited to everyday living and entertaining. Off the kitchen is a most useful utility area and shower room.

The main bedroom is a particularly attractive room, also enjoying direct access to the balcony and the same stunning views across the River Dart. Two further bedrooms provide comfortable accommodation for family and guests or could easily be adapted as a home office or hobby room, depending on individual requirements. A well-appointed family bathroom completes the principal accommodation.

A particular feature of the property is the separate lower ground floor accommodation, accessed independently from the main apartment. This highly versatile space comprises a reception room overlooking the marina, an adjoining room suitable for a study, occasional bedroom or studio, together with a contemporary shower room and useful built-in storage. The layout offers excellent flexibility for those working from home, accommodating visiting family or creating a private space separate from the main living accommodation.

Outside, the apartment benefits from a private balcony off the main living space, perfectly positioned to enjoy the panoramic river views. An allocated parking space provides valuable off-road parking, an excellent advantage in this sought-after waterside location. There is also a communal decked area for use by the apartment owners.

Set within one of South Hams most desirable coastal villages, this is a wonderful opportunity to acquire a spacious home with outstanding views, flexible accommodation and easy access to both Kingswear and Dartmouth, making it equally appealing as a permanent residence, holiday home or investment property.

Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club. A seasonal steam train service operates to Torbay and the village is linked to Dartmouth by passenger and car ferry services operating continuously throughout the year. Churston Golf course and sandy beaches are within four miles.





KEY FEATURES

- Spectacular panoramic views across the River Dart and towards Dartmouth
- Spacious 3/4 bedroom apartment with versatile accommodation
- Generous open-plan living, dining and kitchen area
- Private balcony enjoying an exceptional waterfront outlook.
- Separate lower ground floor suite with shower room and home office/studio space
- Allocated off-road parking
- Central Kingswear location, within easy reach of the ferries, waterfront and village amenities





PROPERTY DETAILS

Property Address

Flat 1, Marina Court, Kingswear, Devon, TQ6 0AL

Mileages

Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Services

Mains electricity water and drainage. App controlled electric radiators

EPC Rating

Current: D Potential: C

Council Tax Band

D

Tenure

Leasehold - Share of freehold and 199 year lease from 1st September 1990
J£3000 p.a. service charge. £50 p.a. ground rent

Authority

South Hams District Council

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 foot proceed from either the lower ferry or the passenger ferry up Fore Street, following the right hand fork when the road splits at The Banjo. This is a one-way system, hence only suitable if on foot. This road is Lower Contour Road. Marina Court will be found after a short distance on the left hand side. If travelling by car from Dartmouth proceed off the lower ferry following the one-way system as if leaving the village until reaching a T junction. Turn right at the junction keeping to the right hand fork as the road splits and descends down Lower Contour Road. Marina Court will be found on the right.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190



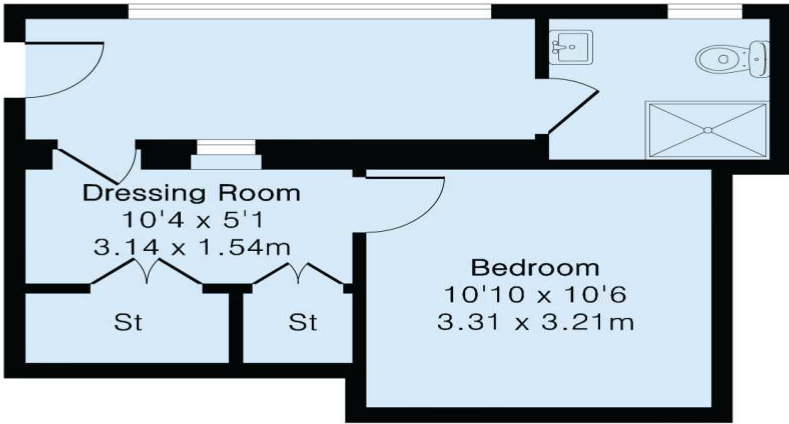
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

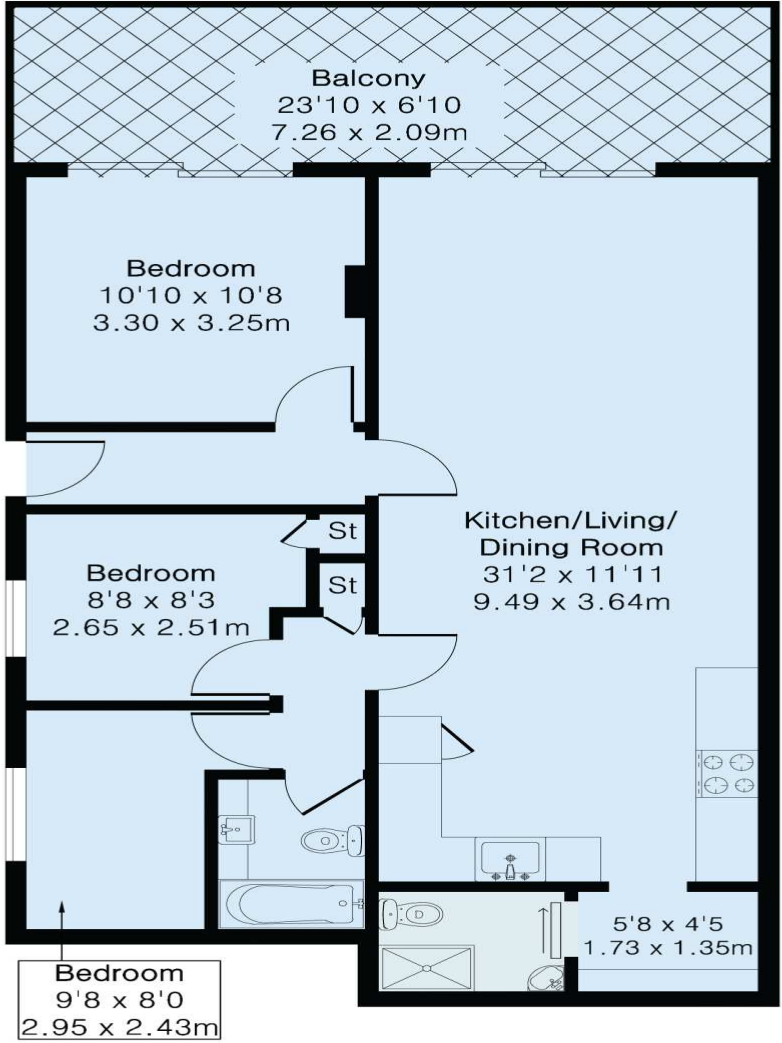
Approximate Gross Internal Area 1159 sq ft - 108 sq m

Ground Floor Area 361 sq ft – 34 sq m

First Floor Flat Area 798 sq ft – 74 sq m



Ground Floor



First Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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