



**1 Garden Apartments, Prospect House, Hallsands
Kingsbridge, Devon TQ7 2EY**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





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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 stylish, superbly presented ground floor apartment is flooded with natural light, creating a bright and inviting atmosphere throughout. The property boasts two spacious double bedrooms, both with built-in storage and en-suite facilities providing ample space for a small family or professionals seeking a peaceful retreat. The heart of the property is the open plan living space, which has a cosy sitting area and a well-equipped kitchen with integrated appliances, plenty of floor and wall units and two sets of French doors. You step outside the French doors you onto your own private patio garden which is ideal for al-fresco dining or simply relaxing and enjoying the views over open countryside towards the swimming pool or simply wander through the beautifully maintained communal gardens and take in the magnificent views out to sea and along the coast.

Dramatic scenery surrounds the property having Start Point with its lighthouse in one direction and the coastline towards Dartmouth in the other. The South West Coast Path is a stone's throw away and runs 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, whilst nearby Chillington has a local shop, pub and health centre. Salcombe and Dartmouth are close by for excellent sailing.

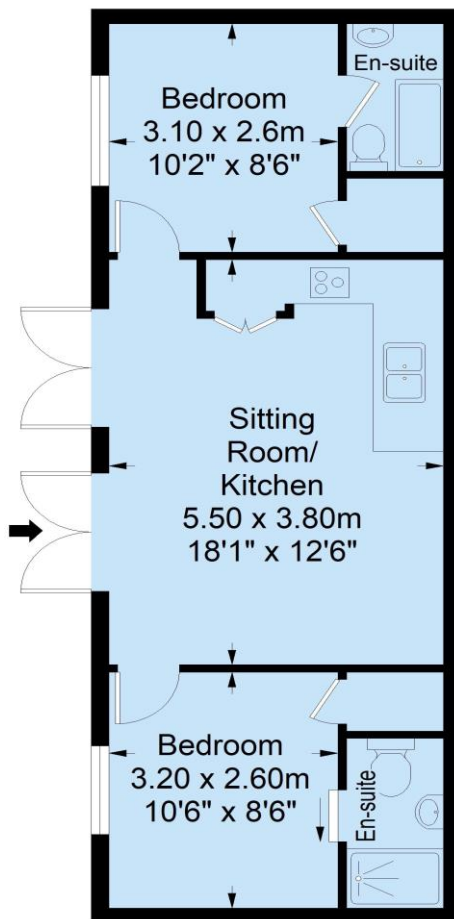
KEY FEATURES

- A stylish and beautifully presented ground floor apartment
- Fabulous rural views across unspoilt valley
- Private patio garden
- Allocated parking
- Use of heated swimming pool and tennis court
- Successful holiday let
- Direct access to South Devon coastal path and unspoilt beach

BEDS 2 | BATHS 2 | RECEPTS 1 | EPC – Band C

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NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Ground Floor

*Total area 45.61 Sq.m
(491 Sq.ft) Approx.*

DIRECTIONS:

What3words –
town.kidney.pimples

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.



TENURE – Leasehold - 250 years from Feb 2008.

COUNCIL TAX – The property is currently business rated.

SERVICES – Mains electricity and water. Private drainage. LPG Gas central heating.

Service Fee - Approx. £6,392.15 per annum. Covers external decoration and maintenance of Prospect House and grounds, buildings insurance, communal boiler etc.

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.

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