



GENERAL INFORMATION

Perched in an enviable third floor position, this exceptional two-bedroom duplexe apartment enjoys truly spectacular panoramic views stretching across Langland Bay and over the beautifully maintained greens of Langland Bay Golf Club to the front. Situated within the prestigious and highly sought-after area of Langland, the property offers an outstanding coastal lifestyle with the beach, scenic cliff walks and the ever-popular Langland's Brasserie quite literally on your doorstep.

The accommodation is thoughtfully arranged over two floors and briefly comprises an inviting entrance hallway leading into a well-appointed kitchen/breakfast room, perfect for relaxed mornings by the sea. The heart of the home is the generous open-plan lounge and dining area, bathed in natural light and designed to maximise the breathtaking views. Doors lead directly onto a private balcony, creating the ideal space for al fresco dining, evening sunsets and enjoying the fresh coastal breeze.

To the first floor are two well-proportioned bedrooms. The principal bedroom benefits from en-suite facilities, while the second bedroom is served by a stylish family bathroom, offering comfort and convenience for residents and guests alike.

Further enhancing the appeal, the property benefits from a secure gated entrance with intercom system, providing peace of mind, along with allocated parking spaces.

The combination of its prime coastal setting, uninterrupted sea views and refined accommodation makes this an exceptional opportunity to acquire a home in one of the area's most desirable locations. A lifestyle of beaches, golf, fine dining and coastal walks awaits.

FULL DESCRIPTION

Entrance Hallway

Lounge / Diner

Balcony

Kitchen

Stairs To First Floor

Landing

Bedroom 1

Ensuite

Bedroom 2

Bathroom



Parking

Off road parking is available via 2 spaces within the gated car park.

Tenure - Leasehold

999 year lease from 04/08/2014 to 24/06/2989 with 963 years remaining. Ground rent is £100 per annum. Service charge is £980 per annum

Council Tax Band G

EPC - C

Services

Mains gas, electric, water & drainage. Current owners are not aware of any issues or restrictions for mobile phone coverage or broadband. Please refer to Ofcom checker for further information.

