

Flat 9, Beaufort House, Lower Street, Sutton Harbour, Plymouth, Devon, PL4 0BS

LANG TOWN & COUNTRY
WATERSIDE





Offers Over £280,000

Beaufort House forms part of the sought-after Mariners Court development, completed in 1992, and enjoys a prime position on Sutton Harbour. Ideally located within easy walking distance of Plymouth City Centre, the property offers convenient access to the nationally acclaimed Theatre Royal Plymouth, along with an excellent range of shopping facilities. The historic Barbican Plymouth, with its charming cobbled streets, vibrant restaurants, pubs, and independent shops, is within view and easily accessible. Regular ferries and water taxis operate nearby, serving destinations including Mount Batten, Cawsand, and the Dockyard. The stunning Plymouth Hoe, renowned for its striking architecture and panoramic sea views, can be reached via a picturesque waterfront walk.

Situated on the third floor, this purpose-built apartment boasts a full-width balcony accessed from both the living room and bedrooms, offering uninterrupted views across Sutton Harbour and the historic Barbican.

The accommodation briefly comprises a communal ground floor entrance hall with lift and stair access to all levels. On the third floor, a private entrance hallway provides access to two useful storage cupboards.

The impressive living room is a particular highlight, featuring full-height, full-width sliding doors and windows that flood the space with natural light and open onto an 18ft balcony, perfectly positioned to enjoy the exceptional marina and waterfront views.

The kitchen is fully fitted with a single drainer sink unit, a range of base units with matching wall cupboards, and integrated appliances including an oven, hob, and washing machine.

The master bedroom benefits from full-height sliding doors leading onto a further 19ft balcony, again enjoying far-reaching views across the harbour. The room also features fitted wardrobes and access to a fully tiled en-suite bathroom.

A second bedroom also enjoys direct access to the balcony and in addition, there is a main shower room accessed from the hallway, complete with wash basin and WC.

Further benefits include electric night storage heating and an allocated parking space.

This is a rare opportunity to acquire a waterfront apartment with an impressive full-width balcony and truly outstanding views in one of Plymouth's most desirable locations.

We understand the flat is held on Lease with 175 years remaining and subject to a service charge of £2500 per year and an annual ground rent of approximately £112.50, but this is subject to periodic review. 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.









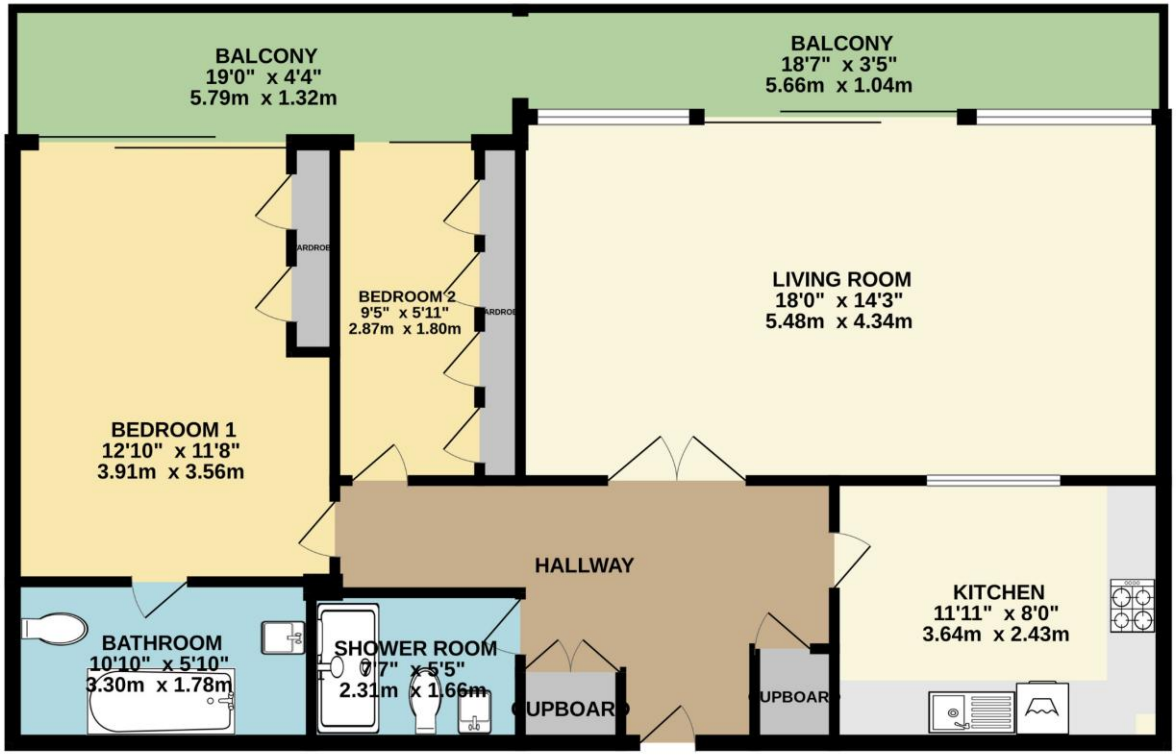






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3RD FLOOR



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