

I FAIRHAVEN SANDHILLS ROAD



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

1 Fairhaven | Sandhills | Salcombe Devon | TQ8 8JP

Fairhaven is an elegant period residence dating back to around 1900, which has since been tastefully converted into apartments. It enjoys a prime location in one of Salcombe's most desirable areas, just a five minute stroll from the sandy shores of North Sands beach.

Number 1 Fairhaven is a beautifully presented ground floor apartment with the benefit of its own private entrance and off-street parking. Located in a desirable coastal area just a short walk from North Sands beach, the property offers a peaceful retreat in a highly sought after location. The well laid out accommodation blends contemporary style with attractive period features, including high ceilings and a large bay window in the open plan kitchen, dining, and living area. The modern kitchen is equipped to a high standard with integrated appliances, granite worktops, and a breakfast bar. A generously sized double bedroom provides comfortable living space, while the stylish bathroom includes a separate shower cubicle. With its prime location, quality finish, and thoughtful design, this apartment offers a rare opportunity to enjoy the best of seaside living. Contact us today to arrange a viewing and secure your slice of coastal paradise.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services:	Mains electricity, gas, water and drainage. Combi boiler heating.
EPC Rating:	Current: C, Potential: C
Council Tax:	Band B
Tenure:	Leasehold
Service Charge	£1,200 per annum
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Beautiful period property
- Light and airy ground floor apartment
- Open plan kitchen/dining/living room with large bay window
- Private entrance
- Parking for two cars
- Communal garden
- Country and rural views
- Short walk to North Sands beach
- Ideal holiday let or lock-up-and-leave bolt hole

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 entering Salcombe, go straight across the first crossroads, following Main Road around the side of the hill. At the next junction, turn right into Sandhills Road. Continue along this road as it zigzags down the hill, and after the third hairpin bend, the property will be found on the right-hand side. Proceed into the driveway, and Fairhaven will be directly in front of you.

Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473



Floor Plans



Total area: approx. 42.9 sq. metres (461.8 sq. feet)



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.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590