



CHI

3 PROSPECT HOUSE

HALLSANDS

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TQ7 2EY



3 PROSPECT HOUSE

GROUND FLOOR

Entrance | Open Plan Kitchen/ Living / Dining Room | Bedroom 1 With En-Suite
Shower Room | Bedroom 2 | Family Bathroom | Storage Cupboard

EXTERNAL

Immaculate Communal Areas | Swimming Pool | Tennis Court | Parking Space

CHI





“Prospect House is majestically perched in an elevated position with spectacular 180 degree sea views from Dartmouth to Start Point lighthouse”... Welcome to 3 Prospect House, a beautifully presented apartment that promises both luxury and convenience.

As you enter the building through the communal entrance, you'll find the door to this charming apartment immediately on your left. Upon stepping inside, you are greeted by a welcoming entrance hall that seamlessly flows into an open-plan kitchen, living, and dining area. This stylish space features a bespoke kitchen in Farrow & Ball Downpipe equipped with an array of wall and floor cupboards, along with integrated appliances including dishwasher, washing machine, oven and hob.

The living area boasts two sets of doors that open onto the front patio, where you can relish in the stunning, uninterrupted sea views that Prospect House is renowned. This is the perfect spot for morning coffees or evening relaxation while enjoying the serene coastal scenery.





Continuing through the apartment, you will find two well-appointed bedrooms. Each bedroom has direct access to the rear patio, offering peaceful countryside views and a tranquil retreat. The master bedroom includes the added luxury of an ensuite shower room, providing privacy and convenience. Additionally, there is a family bathroom to serve the needs of residents and guests alike.

- Uninterrupted stunning sea views
- Modern open plan living
- Luxury amenities including swimming pool and tennis court
- Beautifully presented 2 bedroom ground floor apartment
- 1 Parking Space with additional visitors parking
- Investment opportunity or a place to call home

One of the many highlights of this property is the access to exceptional communal facilities. Residents can enjoy a heated swimming pool, tennis court, and beautifully landscaped gardens, all designed to enhance your leisure and lifestyle.

3 Prospect House presents an excellent investment opportunity. Its expansive sea views, proximity to the beach, and outstanding amenities make it an attractive choice for people visiting the South Hams for a holiday. Alternatively, with full residential status, this property is also ideal as a delightful second home or even a permanent residence.

Whether you are looking for an investment opportunity or a serene place to call home, 3 Prospect House offers an unparalleled living experience with its stunning views and excellent facilities.



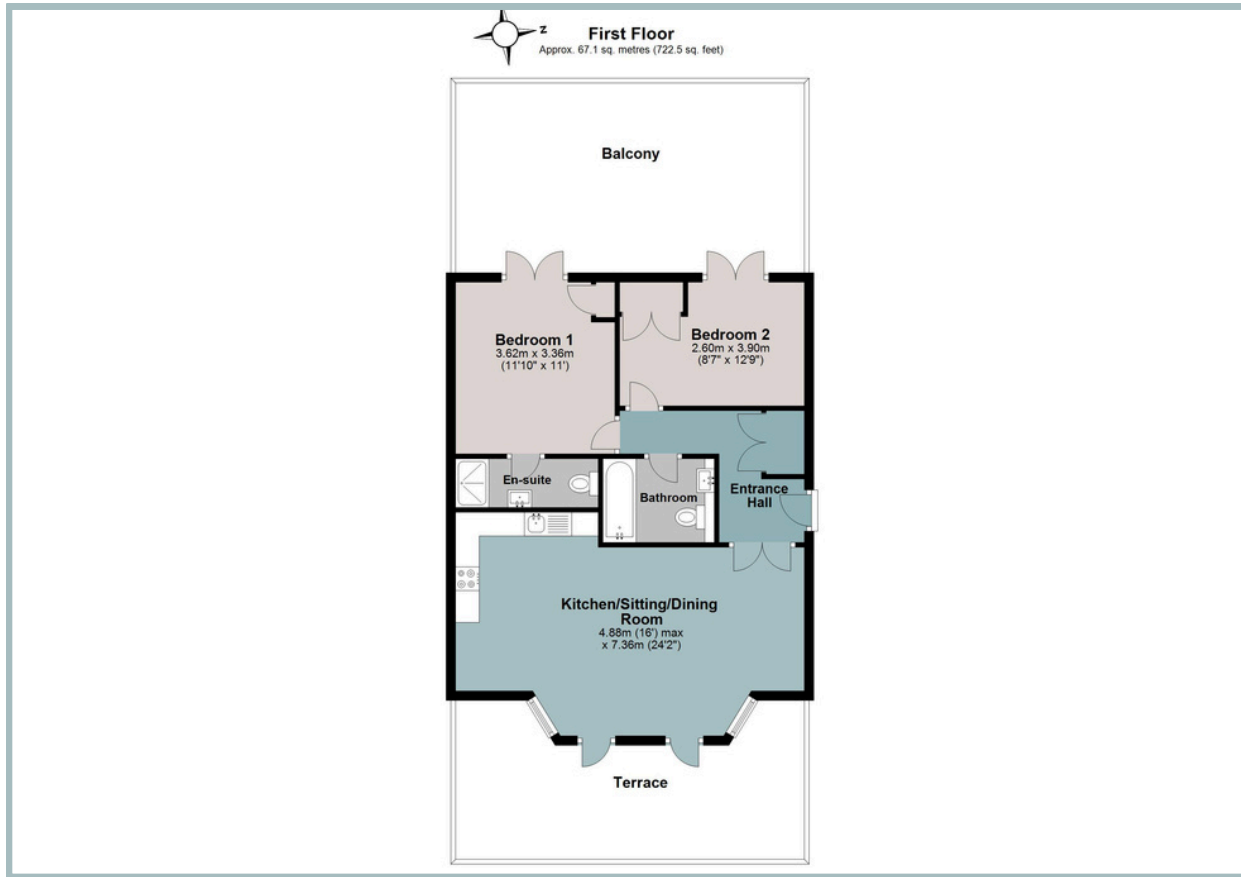
HALLSANDS

Prospect House has a remarkable and romantic history originally built by two sisters who created it into a legendary hotel. In 2008 the main building was carefully restored along with new build homes all in keeping with the New England styling. There is a total of 16 charming properties, a mixture of 11 apartments and 5 new built houses. Beesands lies to the North and Start Point to the South. Leading down the South West coastal path nearby, a 2-minute walk will bring you to the unspoiled fishing village and beach of North Hallsands leading around to Beesands, home to the popular seafood restaurants; The Cricket Inn and Britannia @ The Beach, serving the best fresh local fish around! Heading in the opposite direction will bring you along the Start Bay Lighthouse coastal path and take you to beautiful hidden coves and eventually to East Prawle and East Portlemouth which is opposite Salcombe Harbour. The nearby market town of Kingsbridge also has an array of amenities.

Kingsbridge 8 miles - Salcombe 14 miles - Totnes 17 miles (Railway link to London Paddington) - Dartmouth 11 miles



TOTAL APPROXIMATE AREA: 67.1 SQ METRES 722.5 SQ FT



Tenure: Leasehold of 250 years from 2008

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and private drainage. LPG Gas central heating.

Service Fee/ Ground Rent: Approx. £5194 per annum & £250 per annum

EPC: Current C (73) Potential C (75)

Viewings: Very strictly by appointment only

Directions: From Stokenham, at the mini roundabout take the turning marked Beesands /East Prawle and Start Point. After 2.75 miles take the left hand fork to Hallsands and Start Point. Continue 1.25 miles (NB) do not take the left turning to North Hallsands, continue past and up the hill. Turn left at Hollowcombe Cross then turn immediate right driving down to Prospect House Development.

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