



Flat 1, 8 Grand Parade, West Hoe, Plymouth, Devon, PL1 3DF

£290,000



Lang Town and Country are delighted to introduce to the market this stunning 2-bedroom ground floor waterside apartment. Known locally as '8 Grand Parade', the development was purpose built in 1988 and offers a range of self-contained apartments enjoying gated parking and lift access to all floors and of course outstanding uninterrupted sea views.

Plymouth's iconic waterfront is one of the UK's most stunning natural harbours, a feature that shaped its rich maritime heritage and importance as a historic naval port. The Hoe, a prominent part of the waterfront, showcases elegant Late Georgian and Victorian architecture, with grand townhouses and terraces overlooking the breathtaking Plymouth Sound. From this apartment, you can stroll along the waterfront to discover an array of restaurants, bars, and cafés. A nearby park offers green space for leisurely walks and a children's play area just steps from the property. A little further on, the Hoe Promenade and parkland provide a scenic route to the city centre and the historic Barbican district.

This elegant ground floor apartment combines the ease of city living with the calming presence of the sea, offering a rare opportunity to enjoy the best of both worlds. Completely renovated, being sold with no onward chain and modernised within the last three years, the property has been thoughtfully designed to blend contemporary style with practical living. From the moment you step inside, the sense of quality is unmistakable. The entrance hall leads to a bright and spacious sitting/dining room, where a turret-style bay window frames breathtaking views across the water. This is a room made for both quiet evenings and entertaining, with natural light pouring in to complement the soft tones and heavy-duty flooring that flows throughout the apartment.

The kitchen is a true highlight. Exquisitely finished, it features sleek modern units and a full suite of integrated appliances, including an induction hob, filter system extractor fan, dishwasher, washing machine, and a full-size Hoover heat pump tumble dryer. Every detail has been considered to create a space that is as functional as it is beautiful.

The master bedroom is a tranquil retreat, complete with its own ensuite bathroom which is fully tiled with porcelain tiles. Here you'll find a bath with shower over, a wash hand basin with storage, WC, heated towel rail, a wall-mounted fan heater, and a de-steaming illuminated mirror – ideal for creating a spa-like experience at home. The second bedroom is a comfortable double, perfect for guests or as a home office.

The main shower room is fully tiled with elegant porcelain tiles and features a corner shower cubicle, wash hand basin, WC, heated towel rail, wall heater, and a de-steaming mirror with lights.

Residents also enjoy access to beautifully maintained communal gardens and benefit from one allocated parking space in a secure car park to the rear of the property.

Modern comforts such as full rewiring, high-quality flooring throughout, and thoughtful design touches make this apartment a stand-out choice for those seeking a stylish coastal home.

Leasehold information: we understand the apartment is held on a lease with 212 years remaining and is subject to an annual service charge of £3474. This charge includes the ground rent. The above information has been given in good faith by the current owners but we would recommend consulting a solicitor for verification.



To view this property call Lang Town & Country Estate Agents on **01752 200909**.

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