



LANG TOWN  
& COUNTRY

20 Custom House Lane, West Hoe, Plymouth, Devon, PL1 3TG





# Offers Over £700,000



Lang Town and Country are delighted to offer this superb Town House, situated directly on Plymouth Waterfront with its own berth!

**Interior:** The townhouse is impeccably designed and meticulously maintained, offering spacious and stylish living across multiple levels. Upon entering, you're greeted by a bright and airy living space, adorned with contemporary finishes and large windows that flood the interior with natural light.

**Bedrooms:** The property features four generously sized double bedrooms, each exuding comfort and elegance. The luxury of having three en-suite bathrooms ensures privacy and convenience for all residents and guests.

**Outdoor Spaces:** The outdoor areas are a true highlight of this property. The garden terrace provides the perfect setting for al fresco dining or simply relaxing while taking in the marina views. Additionally, two balcony terraces offer additional outdoor space, perfect for enjoying morning coffee or evening cocktails while watching the boats sail by.

**Special Features:** The inclusion of a sauna adds a touch of indulgence to this already luxurious home, providing a private retreat for relaxation and rejuvenation. Furthermore, having its own nearby mooring or berth is a rare and highly desirable feature for any boating enthusiast.

**Garage and Drive:** The convenience of a garage and private driveway ensures ample parking space for residents and guests, a coveted amenity in any waterfront property.

**Stunning Sea Views:** With its prime waterfront location, this townhouse offers unparalleled views of the sea, providing a constant reminder of the beauty and serenity of coastal living.

**Location:** Situated in the sought-after Marina Village in West Hoe, Plymouth, this townhouse boasts an enviable waterfront position, offering panoramic views of the marina and the sea beyond. The vibrant atmosphere of the marina village, combined with the tranquillity of coastal living, makes it an ideal location for those seeking both relaxation and convenience.

Overall, this waterside townhouse in West Hoe, Plymouth, is a rare gem, offering a perfect blend of luxury, convenience, and breathtaking views in one of the most sought-after marina village locations.

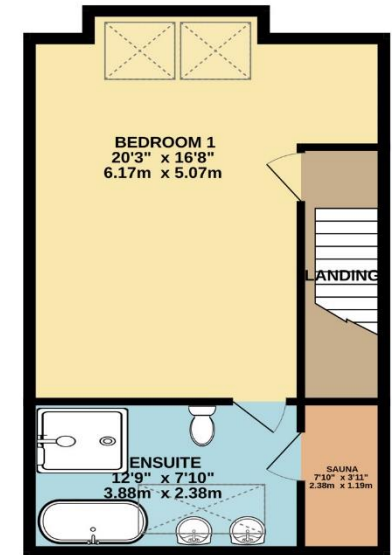
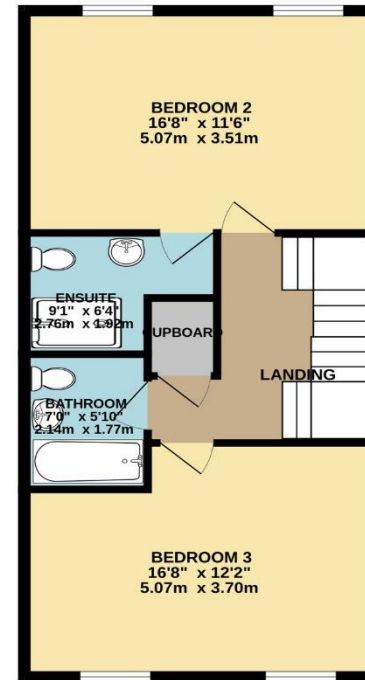
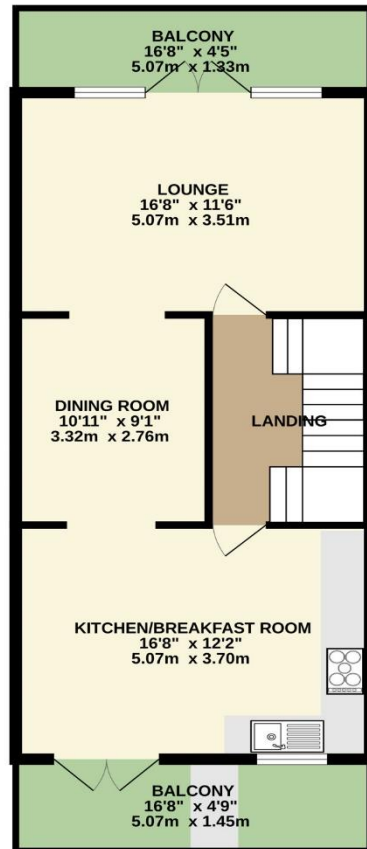
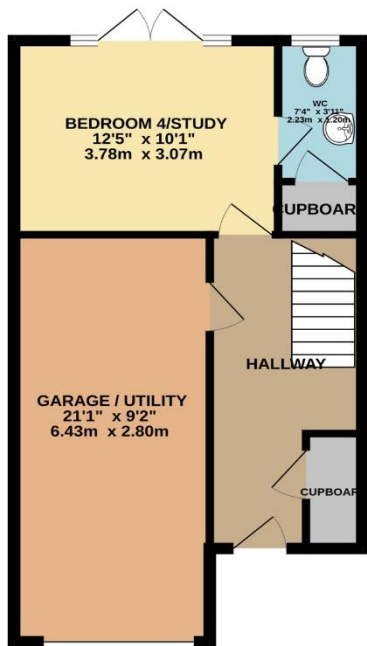
We understand the apartment is held on Lease with 956 years remaining and subject to a service charge of approximately £3000 per year from 956 but this is subject to change and an annual ground rent of approximately £1.20. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).







TOTAL FLOOR AREA : 2081 sq.ft. (193.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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