



69 Lambhay Hill, The Barbican, Plymouth, Devon, PL1 2NR

£400,000



Lambhay Hill is located in an elevated position on the periphery of The Barbican with its array of restaurants and bars, and within close proximity to Plymouth Hoe, The Royal Citadel, The Mayflower Steps and Queen Anne's Battery Marina.

Nestled in a coveted coastal location, this rare to find, chain free, four-bedroom, three storey house offers direct sea views from the entire front of the house. Under the same ownership since 1982, the property has been meticulously maintained, though it would benefit from some modern upgrades to enhance the accommodation.

Upon entering the ground floor, you are greeted by an inviting entrance hall with a convenient WC. Adjacent is a well-appointed utility room equipped with space, plumbing, and power for white goods, complemented by a large storage cupboard. Towards the rear, the kitchen/diner boasts a range of wall and base units, a larder, sink and a half, oven and electric hob. An additional spacious under stairs storage cupboard is accessible via the kitchen.

Ascending to the first floor, you will find the living room which offers stunning sea views and features an electric fireplace. Also on this floor is the master bedroom, situated towards the rear for added privacy.

The top floor comprises three additional bedrooms. Bedrooms two and three are equipped with built-in storage cupboards/wardrobes, while bedroom four is a single / study to the front. A family bathroom, complete with a bath, electric shower over, wash hand basin and a WC serves this floor.

Outside, the property features a low-maintenance rear courtyard, ideal for alfresco dining, with space for tables and chairs. This area also provides access to a communal space with washing lines, enhancing the homes convenience and practicality.

This delightful seaside residence offers a rare opportunity for those seeking a coastal lifestyle with the potential to personalise according to their tastes.

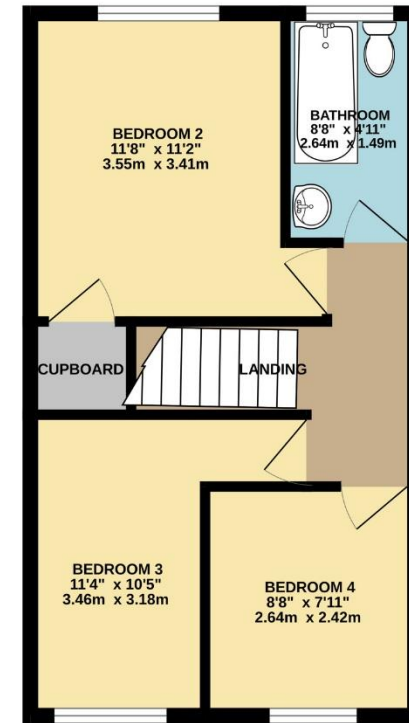
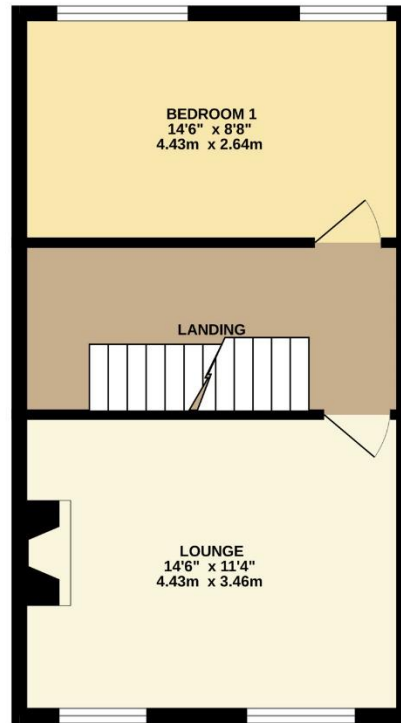
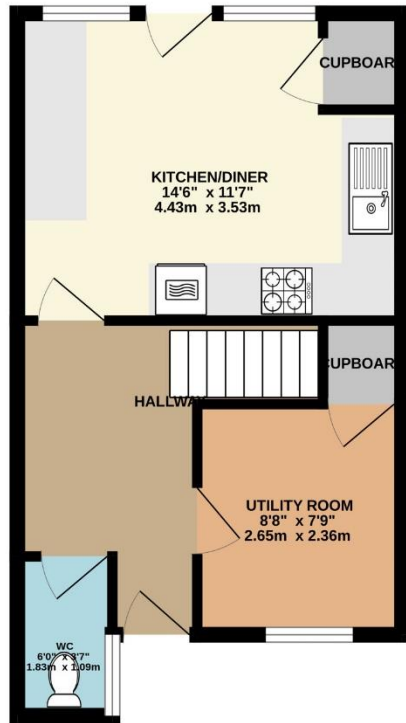
**Agents Notes:** Some of the images used in this advert are of the location that is on the doorstep of this waterside location.



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

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TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

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