



229 Citadel Road East, The Hoe, Plymouth, Devon, PL1 2NG



# Price £475,000

Citadel Road East is delightfully positioned on Plymouth's historic Hoe within moments-walk of all the city has to offer with the vibrant Barbican, Sutton Harbour offering Marina Berthing and a range of events on the Hoe and Waterside.

This imposing mid terraced property is currently an investment although has been a family home in recent years. The accommodation is arranged over four storeys, hence offering a multitude of living arrangements, subject to the relevant permissions.

The property has retained some lovely period features including stain glass and lead windows, marble fireplace and corning, which adds to the overall character of the house.

Accommodation comprises on the ground floor of an entrance hall, lounge with a striking original fireplace, open plan kitchen and dining area with the kitchen comprising of a range of wall and base units, gas hob and oven, sink with a drainer and space for white goods. Also on this floor is a modern family bathroom which is partially tiled with a shower over the bath, wash hand basin, heated towel rail and WC. There is a cupboard under the stairs which could easily be opened back up to connect seamlessly to the lower level, where the stairs are still in situ.

On the first floor there are two double bedrooms with the bedroom to the front benefitting from an en-suite shower room.

Stairs continue up to the top floor which hosts a further two double bedrooms and a modern shower room. There are pleasant views to the front overlooking the nearby green spaces.

On the lower level, which is currently self-contained and access to the rear of the property which accommodation comprising of an open plan kitchen/lounge area, double bedroom with en-suite shower room and a utility area. This lower level enjoys a south facing sunny courtyard to the front.

Externally there is parking to the rear which is a hardstand suitable for 2 vehicles and permit parking is available to purchase through Plymouth City Council.

Please note, the lower level self-contained flat and the upper maisonette have separate utilities.

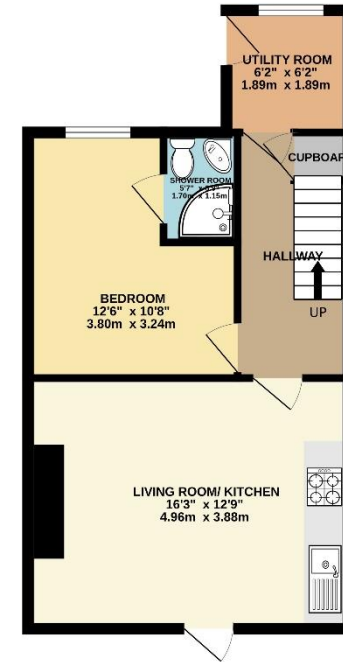
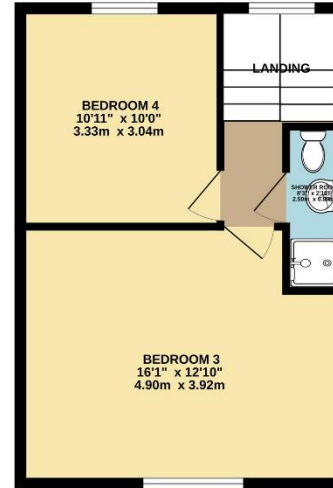
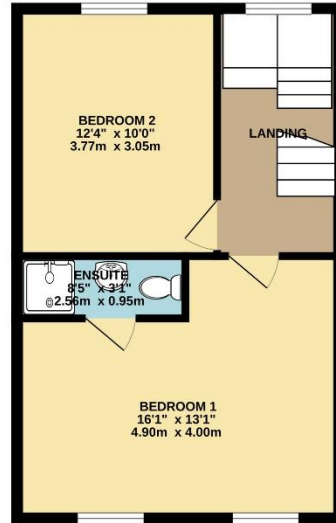
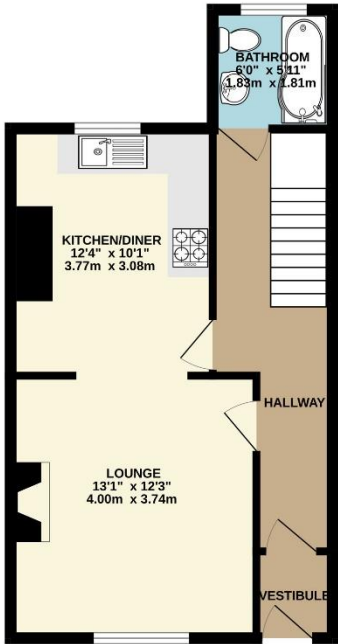
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GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 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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