

Cross Keys Estates

Opening doors to your future



2 Custom House Lane
Plymouth, PL1 3TG
Offers In The Region Of £650,000 Leasehold



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Cross Keys Estates is delighted to present this exceptional end terrace townhouse, nestled on Custom House Lane, in the sought-after Hoe area. This splendid property offers a unique opportunity to enjoy waterfront living with no onward chain. Upon entering, you are greeted by a welcoming hallway that leads to a remarkable terrace sunroom, which can also serve as a fourth bedroom. This sunroom opens onto a westerly facing sun terrace, perfect for entertaining guests or enjoying leisurely afternoons, all while overlooking the private marina and boasting breath-taking views across the water to Cornwall. The ground floor also features an ensuite shower room and an extensive garage, providing ample storage and convenience. Ascending to the first floor, you will find the main living area, which includes a spacious sitting room with a balcony that offers stunning waterfront vistas. A formal dining room seamlessly connects to a large, modern fitted kitchen/breakfast room, complete with a peninsula worktop and additional seating, alongside a separate cloakroom.

- Stunning 4 Bedroom Gated Waterside Home
- Extensive Marina, Harbour, Estuary & Sea Views
- Two En-suites, Shower Room, Separate Toilet
- Westerly Facing Sun Terrace & Side Garden
- Available To Purchase With No Onward Chain
- Prime Position Private 12m Boat Berth
- High Quality Fitted Kitchen / Breakfast Room
- Stunning Sitting Room, Balcony With Views
- Larger Than Average Garage and Driveway
- Early Viewing Recommended, EPC = C70



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth lays between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall. There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake to the Mayflower sailing in 1620. A ferry port offering sea crossings to both France and Spain.

Plymouth Hoe / West Hoe / Millbay

The property is situated right on the waterfront of historic Plymouth Hoe, with its stunning views across one of the world's largest natural harbours, and close to the Barbican, which boasts an array of specialist shops, restaurants, cafés, the National Marine Aquarium and the world's oldest gin distillery. The whole area has a distinctly European feel because of the marinas, al fresco pavement cafés and waterfront bars and restaurants. Local transport links are nearby, giving access to Plymouth City Centre and other areas further afield. The city hosts world-class events such as the Americas Cup World Series and the British Art Show, as well as its own unique events such as the British Fireworks Championships and the Barbican Jazz and Blues Festival.

More Property Information

A formal dining room seamlessly connects to a large, modern fitted kitchen/breakfast room, complete with a peninsula worktop and additional seating, alongside a separate cloakroom for added practicality. The upper floor houses the principal bedroom suite, a main shower room, and two further generously sized bedrooms. There is also potential to convert the loft space into an additional bedroom suite, subject to the necessary planning permissions. This remarkable townhouse comes with a 14-meter mooring in the marina directly in front of the property, making it incredibly convenient for boating enthusiasts. Additionally, a garden area to the side presents an exciting opportunity for those with a passion for gardening or for expanding the waterfront terrace.

This property epitomises a desirable lifestyle and is a rare find in such a prime location. We highly recommend an internal viewing to fully appreciate the charm and potential of this stunning waterside home.

Entrance Hallway

Garage

Bedroom 4/Garden Room

10'1" x 12'8" (3.07m x 3.87m)

En-suite Shower Room

Waterfront Terrace

Landing

Sitting Room

12'9" x 16'11" (3.89m x 5.15m)

Balcony

Dining Room

15'9" x 9'4" (4.81m x 2.84m)

Kitchen/Breakfast Room

13'2" x 16'11" (4.01m x 5.15m)

Toilet

Landing

Primary Bedroom

12'9" x 16'11" (3.89m x 5.15m)

En-suite Wetroom

Bedroom 2

18'10" x 9'2" (5.74m x 2.80m)

Bedroom 3

13'2" x 7'5" (4.01m x 2.25m)

Shower Room

Gardens & Waterfront Views

Custom House Marina Village

BACKGROUND - Of the originally planned 90 dwellings at Millbay Marina Village only 30 were completed. In 2015 a new planning consent (14/01103/FUL) to complete The Village was granted for an additional 142 apartments in three blocks including one upon Millbay Pier which marks the seaward southern boundary of The Village and Marina. It is not clear if this consented development will in fact be built. In the meantime the owner of The Head Lease remains responsible for 67% of the Village Service Charge Account, and 82% of The Marina Service Charge Account. All 30 underlease owners are members of The Millbay Marina Village Residents' Association which is a formally recognised tenants association (RTA). This is the vehicle used by the tenants to liaise with The Millbay Marina Village Management Company which is responsible for the day to day control of the Village and Marina Service Charge affairs including the two full time members of staff who maintain and manage The Village and Marina. **TENURE** - Leasehold. The property is believed to be on a 999 year lease which commenced on 18th March 1988. **GROUND RENT** - £1 per annum plus VAT and is fixed for the term of the lease at this level. **SERVICE CHARGE**- The fee payable in 2024 is £2139.16 for the berth in the marina and £945.00 for the property and estate land. Management Agent - First Port

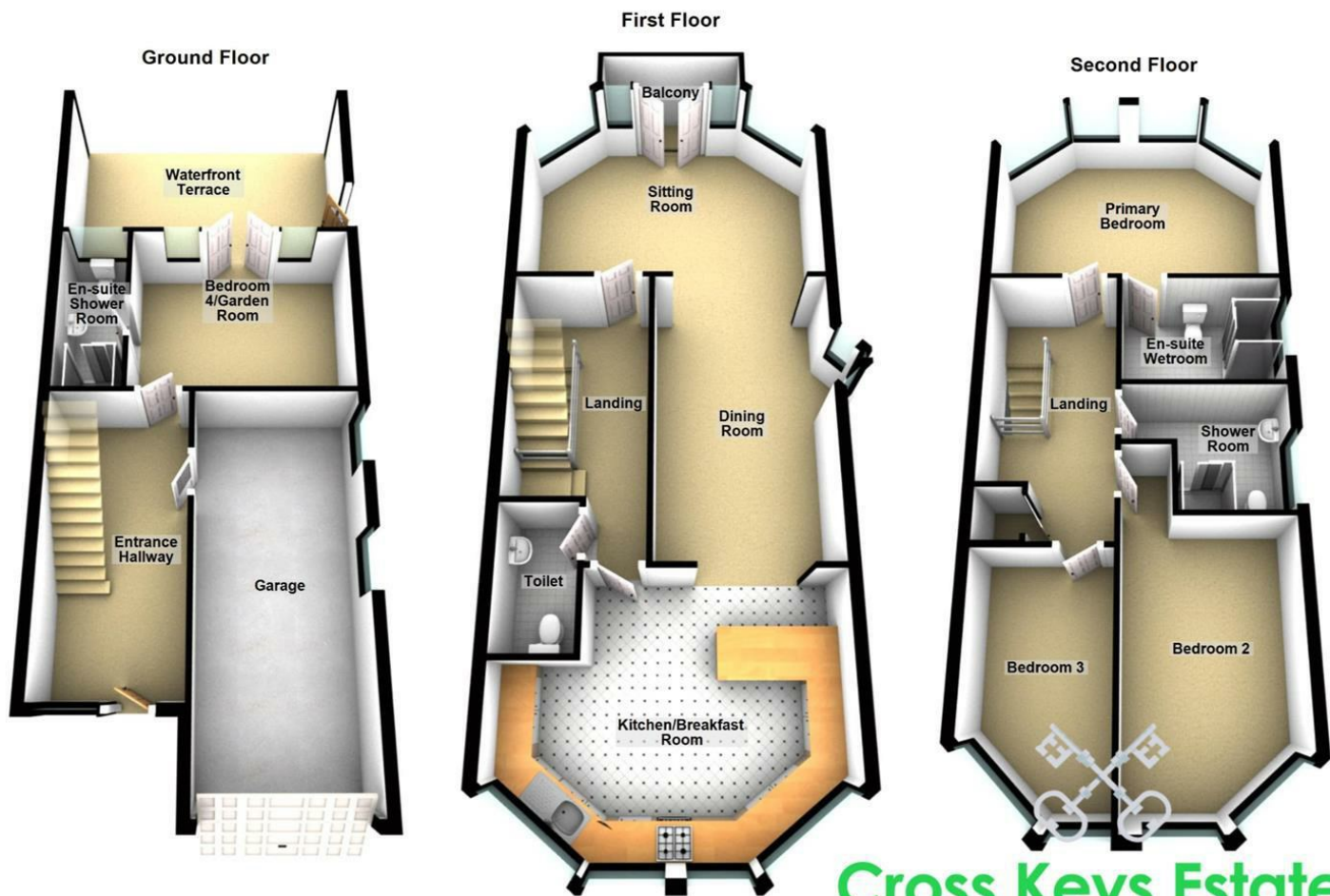
Cross Keys Estates Lettings Department

Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk





Cross Keys Estates

Residential Sales & Lettings



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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Council Tax Band G



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