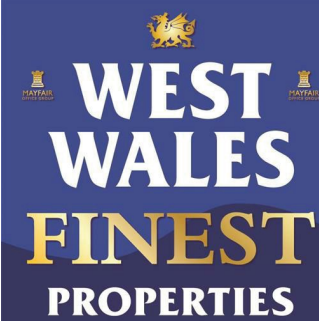




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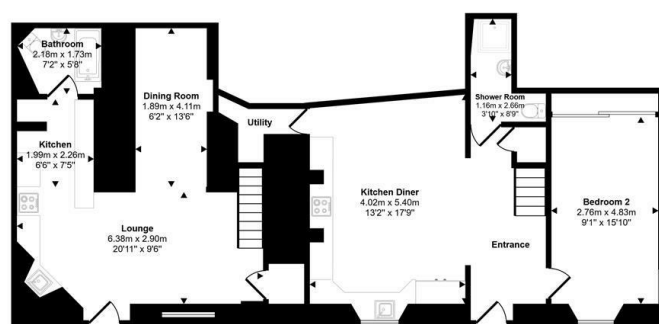
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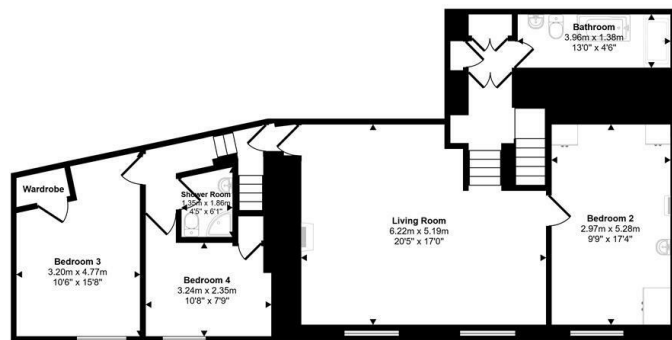
*THE AGENT WITH THE
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The Albion Pier Hill, Tenby, SA70 7BS



Ground Floor
Approx 107 sq m / 1149 sq ft



First Floor
Approx 105 sq m / 1127 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Drawings 360.

- **Grade II Listed Property With Annex**
- **Versatile Accommodation**
- **Character Features**
- **No Onward Chain**
- **Resident Permit Parking**
- **Idyllic Harbour Setting**
- **Four Double Bedrooms**
- **Brilliant Investment Opportunity**
- **Gas Central Heating**
- **EPC Rating: TBC**

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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Telephone: 01834 845584



Summary

The Albion and Lower Albion present a unique opportunity to acquire a versatile coastal property in an exceptional harbourfront setting. This Grade II listed building is rich in character, showcasing a wealth of period features including an original staircase banister, traditional sash windows, and elegant arched ceilings, all of which enhance its charm and individuality. Benefiting from integral access, the accommodation is well-suited for flexible living arrangements and is ideally suited for multi-generational living, whether as a substantial family home, a holiday retreat, or an investment opportunity.

Occupying a prime position overlooking Tenby Harbour and North Beach, the property enjoys truly idyllic sea views from virtually every aspect. The Albion offers well-proportioned accommodation comprising a kitchen/diner fitted with a modern shaker-style kitchen and a range of integrated appliances, a utility area, ground floor bedroom, and shower room. The first floor features an impressive dual-aspect living room that maximises the panoramic outlook, alongside an additional double bedroom and a family bathroom, with the bedrooms benefiting from built-in storage.

The Lower Albion, with its own private entrance, provides further self-contained accommodation. It includes an open-plan living/kitchen/diner and a ground floor bathroom, with two bedrooms and a shower room located on the first floor, also benefitting from built-in storage. The property also benefits from gas central heating.

Externally, both The Albion and Lower Albion benefit from mature, enclosed courtyard areas to the front, providing a charming space to sit, relax, and enjoy the surrounding coastal atmosphere. In addition, permit parking is available directly outside the property, adding to the overall convenience.

Altogether, this distinctive property combines location, flexibility, and stunning coastal scenery, making it an outstanding prospect for a variety of buyers.

Location

Tenby is a popular seaside resort with iconic harbour, many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



DIRECTIONS

From the Tenby office continue down St Julian's Street towards the harbour. Once you reach the harbour continue down Pier Hill onto the harbourfront. The property is located on the right hand side.
What/Three/Words:///onwards.ballooned.commented

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas

ref: ADD / LLE/ APR/ 26/DRAFT

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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 (CO ₂) 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	



AERIAL VIEW

