



## Laston Garden Flat Castle Square

Tenby, Tenby, SA70 7BW



Asking Price £995,000

Birt & Co are delighted to offer a rare opportunity to purchase a beautifully decorated seafront garden flat located in a truly unparalleled position on Tenby Harbour. It boasts a low maintenance garden with the boundary wall on the seafront, providing spectacular views over North Beach, Monkstone Point and beyond.

Laston House was built in 1811 by Sir William Paxton as the site of the Sea Water Baths and Assembly Rooms and benefits from original features including high ceilings, decorative coving and large sash windows. It is tastefully presented throughout and would be ideal for those looking to enjoy a peaceful location by the sea.



### Lobby

Lobby has centre ceiling light point, stairs to apartment and door off to Utility Room.

### Utility Room

Utility Room has tiled floor, central heating radiator, wall lights, Worcester combination boiler and space and plumbing for washing machine.

### Hallway

Timber stairs from the lobby lead up to the apartment hallway which has two centre ceiling light points and one wall light, central heating radiator, storage cupboard and timber flooring.

### Lounge/Kitchen/Diner 23'3 x 20'3 (7.09m x 6.17m)

Lounge/Kitchen/Diner has centre ceiling light point, three central heating radiators and three timber sash windows with stunning uninterrupted sea views. Kitchen area is modern with stainless steel sink set into worktop with mixer tap over, floor and wall mounted units, Neff four ring hob with eye level oven, space for integrated fridge/freezer and dishwasher.

### Bedroom One 16'9 x 10'8 (5.11m x 3.25m)

Bedroom one has centre ceiling light point, two central heating radiators, two timber multi pane sash windows to the rear with stunning sea views and door into dressing room.

### Bedroom Two 14'5 x 12'6 (4.39m x 3.81m)

Bedroom two with its curved walls, was previously used as an entrance hall. It is entered via timber double doors and has a centre ceiling light point, central heating radiator, and uPVC double glazed door/window to the front.

### Bathroom 6'11 x 5'6 (2.11m x 1.68m)

Bathroom has tiled floor and walls, chrome heated towel rail, centre ceiling light point, single multi pane window to the rear, bath with electric shower over, wash hand basin set into vanity unit and WC.

### Bedroom Three

Bedroom three has centre ceiling light point, timber sash window to the front and central heating radiator.

### Shower Room

Shower room is fully tiled with a centre ceiling light point, timber sash window, chrome heated towel rail,

large shower cubicle with mains shower, close coupled WC and wash hand basin set into vanity unit.

### Agent's Note

The property has a 1/2 share of the freehold, and the lease length is 999 years as of 2020.

There is currently no formal service charge and the freeholders share the cost of the annual buildings insurance + any maintenance works as required.

### Rear Terrace

The large and private patio terrace is accessed via steps down from Castle Hill. It offers sun throughout the day and, backing directly onto the sea, provides a gorgeous and unparalleled location.



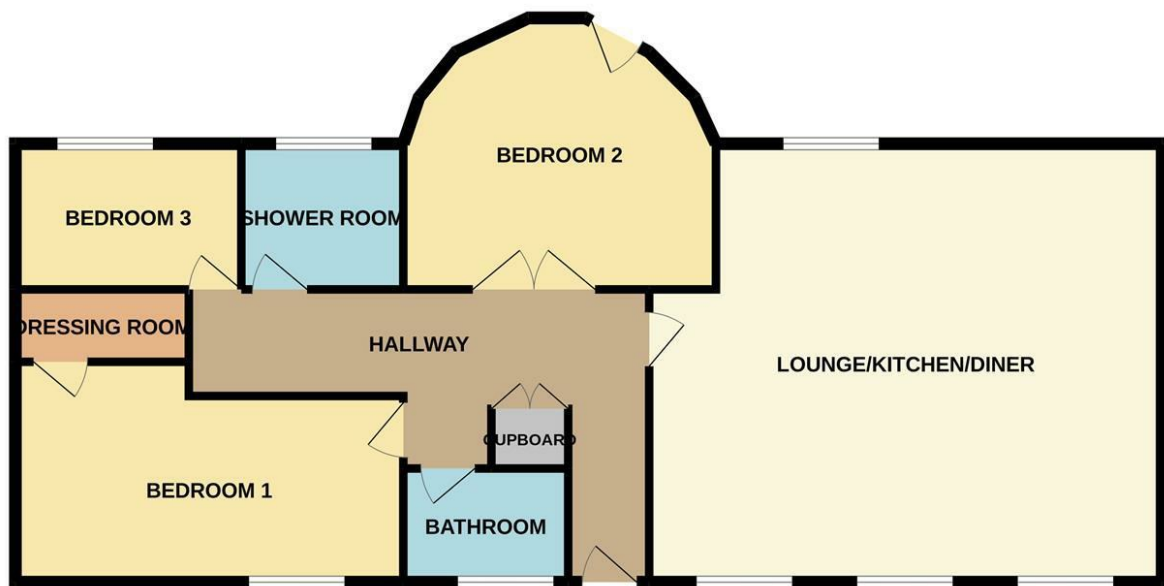
From our office, head down to the harbour at Castle Square.  
From here you will see Laston House, the white building with Greek writing above, and the Garden Flat is entered via a set of steps which lead down to the patio area. The property is entered from the rear terrace via a uPVC door which opens into the lobby.



- 3 Bedrooms, 2 Bathrooms
  - Harbour Location
- Spectacular Sea Views
- Resident Parking Permit
  - Gas Central Heating
- Successfully Holiday Let
  - Recently Refurbished
    - Original Features

## Floor Plan

### GROUND FLOOR



LASTON GARDEN FLAT, CASTLE SQUARE, TENBY

Measurements are approximate. Not to scale. Illustrative purposes only  
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