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7 Waters Edge South Beach
Tenby
SA70 7EG

£445,000

Apartment
Leasehold

2 | 2 | 1 | B

This immaculately presented second floor apartment is situated in the highly sought after Waters Edge development. As close to the sea as you can get, this south-facing apartment is flooded with sunlight throughout the day.

The open-plan living space has a private balcony with sea views over South Beach and Caldey Island. The apartment further comprises fitted kitchen with integrated appliances, two double bedrooms with built-in wardrobes, family bathroom and master en-suite shower room.

Boasting underfloor heating throughout, centralised audio system, electric controlled blinds, dedicated parking space and secure gated access, this luxury apartment has an array of modern features which make it truly stand out.

This stunning location is within easy walking distance of Tenby's vibrant town centre, offering quaint shops, charming eateries and historic landmarks.

LOCK HOUSE C. 1750

The Property Ombudsman

Regulated by R.I.C.S Giles Birt, B.Sc., M.R.I.C.S

RICS

- **Stunning Beachfront Location**
- **Sea Views Over South Beach and Caldey Island**
- **Open-Plan Living Room with Balcony**
- **Family Bathroom and Master Ensuite**
- **No Onward Chain**
- **2nd Floor Apartment**
- **Luxury Modern Development**
- **2 Generous Double Bedrooms**
- **Dedicated Parking Space**

Entrance Hall

The hardwood front door features 3 small porthole windows and opens into a spacious entrance hall with tiled flooring, recessed ceiling spotlights, thermostat and Texecom security system panel. Hardwood internal flush doors lead off the central hallway space. The whole apartment benefits from underfloor heating and porcelain tile flooring ensures utmost efficiency.

Open-Plan Living Space 23'7" x 17'0" max (7.2m x 5.2m max)

This spacious living area benefits from large full-height windows with doors opening onto a private balcony overlooking South Beach. Featuring electric controlled blind system providing privacy and shade. A centralised audio system is controlled from the living room, with recessed ceiling speakers in every room.

Kitchen

The fitted kitchen, with soft-close wall and base cabinets and under cabinet spotlights, has multiple integrated Zanussi appliances such as 4 ring induction hob with extractor fan over, dishwasher, built in microwave and wine cooler, fridge and freezer. The stone worktop has integrated draining board next to a sunken stainless steel Reginox sink with mixer tap.

Utility Room 6'6" x 4'11" (2m x 1.5m)

The utility room is a great addition to the 2-bedroom apartment. Featuring small stainless-steel sink with mixer tap and draining board, with integral washing/drying machine below, the built in cupboards with granite worktop co-ordinate with the kitchen units. The Ideal boiler and underfloor heating system is out of sight in a fitted cupboard. There is also a ceiling extractor fan, a ceiling light and the electric fuse box.

Master Bedroom 18'8" x 12'1" (5.7m x 3.7m)

With stunning views over South Beach through the double glazed, full height, aluminium window with mirrored surround, the room is bathed in natural light. There is an electric controlled blind system, recessed centralised speakers, ceiling light fittings and recessed spotlights over the built in triple wardrobe with sliding doors.

Master Ensuite 7'10" x 6'10" (2.4m x 2.1m)

The ensuite is fully tiled with walk-in shower cubicle boasting rainfall shower-head and secondary handheld attachment. The ensuite further comprises integrated LED mirror and wall shelving, close coupled WC, wash hand basin, chrome heated towel rail, recessed ceiling spotlights, extractor fan and speaker.

Bedroom Two 12'7" x 11'1" (3.85m x 3.4m)

The double-glazed aluminium window looks to the rear of the apartment with mirrored surround ensuring the room is bathed in natural light with electric controlled blind system above. Featuring recessed centralised speakers, ceiling light fittings and recessed spotlights over the built in double wardrobe with sliding doors.

Bathroom 7'2" x 6'10" (2.2m x 2.1m)

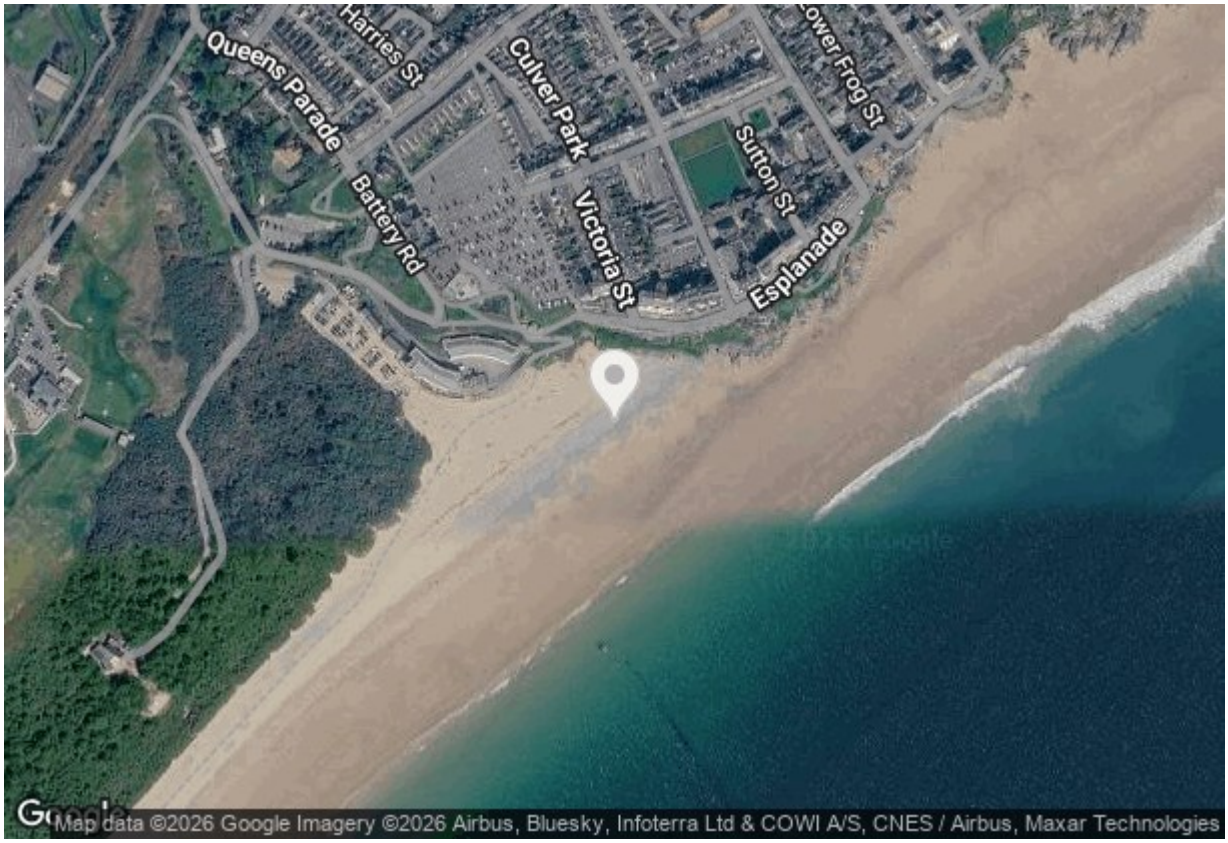
The main bathroom is fully tiled with deep set bath and handheld shower head attachment. Integrated LED mirror and wall shelving with close coupled WC and wash hand basin below. This bathroom further boasts chrome heated towel rail, recessed ceiling spotlights, extractor fan and speaker.

Externally

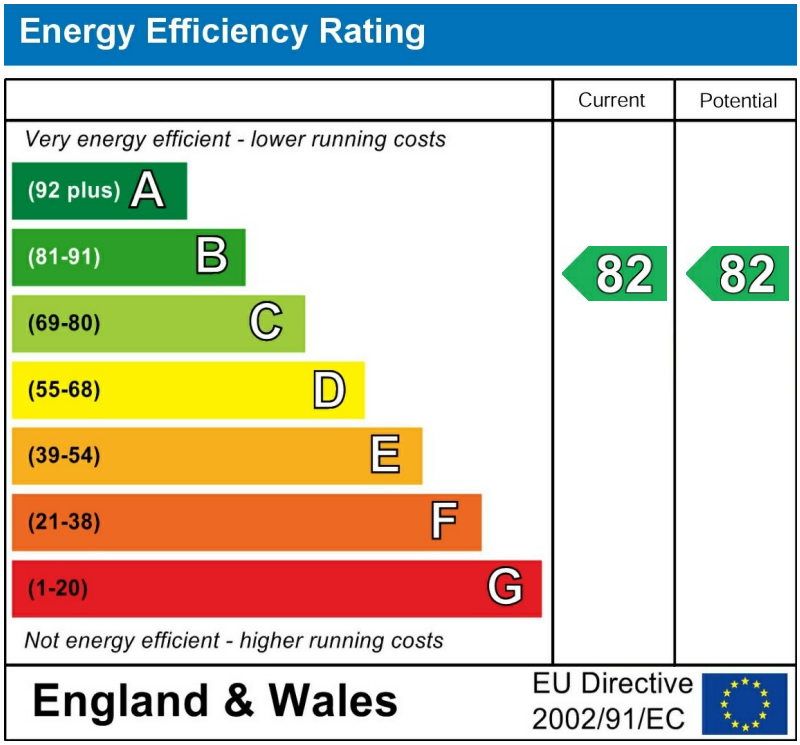
The development benefits from secure gated access leading to the car park. This apartment has a dedicated covered parking space and a secure storage area, convenient for storing beach equipment!

Please Note

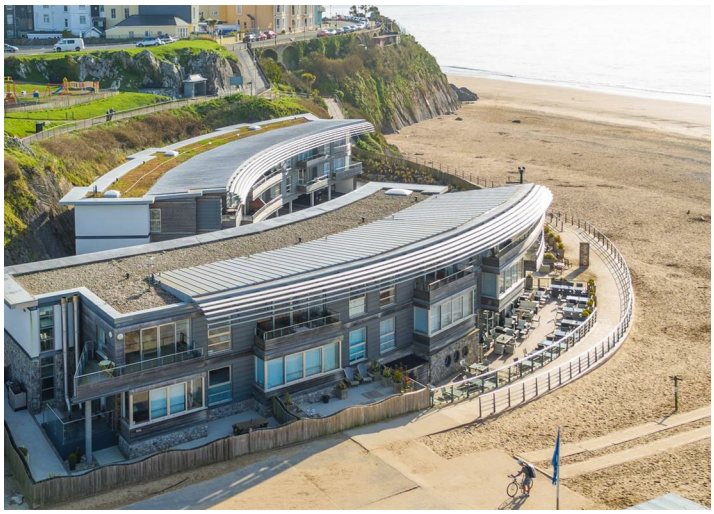
The property is owned on a leasehold basis, with a 999-year lease term from 2012.
Service charge & Sinking Fund is £3,405.59 per annum.
Pets allowed with Freeholder consent.
The property is located in Pembrokeshire Coast National Park.
The Pembrokeshire County Council Tax Band is G - approximately £3674.08 for 2026/27.
We are advised that mains gas, electric, water and drainage is connected to the property.



When heading along St Florence Parade with the Town Walls on the left, take the 2nd exit after the War Memorial into Trafalgar Road. Drive all the way to the top of this road and take a left into Battery Road. Follow the road down the hill until you see the sign for "Waters Edge" on the left-hand side. The agent will meet you here to give access through the secure gated entrance.

































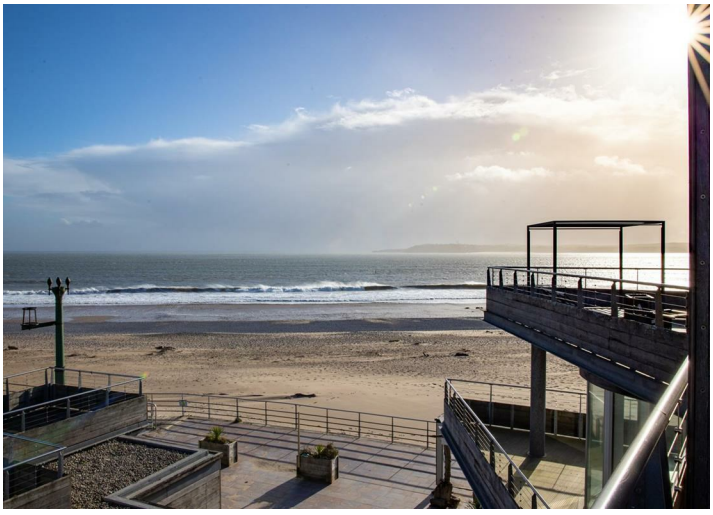












Floor Plan

2ND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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