



Grand Parade House Radford Road

West Hoe, Plymouth, PL1 3BZ

Guide Price £650,000



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GRAND PARADE HOUSE, RADFORD ROAD, WEST HOE, PL1 3B

LOCATION

Set fronting onto Radford Road & at the side onto Hoe Road here in Plymouth's West Hoe with panoramic views looking out over Plymouth Sound & beyond. An excellent range of local services found close by in West Hoe, Plymouth Hoe, The Barbican a short distance away & the City Centre within easy striking distance.

SUMMARY

A most spacious and impressive period maisonette, dating from circa 1901 and forming part of this striking four-storey Victorian residence. Occupying the ground and first floors, the property retains a wealth of original character and period features, while offering exciting potential for modernisation to restore it to its former glory.

Ideally positioned in the highly sought-after West Hoe area of Plymouth, the property enjoys breathtaking panoramic views across Plymouth Sound—perfect for watching an ever-changing scene of coastal and cargo shipping, sailing activity, and motor vessels.

The ground floor features a private entrance leading into a welcoming lobby and an expansive reception hall. Accommodation includes a cloakroom/WC, a generous dining room with stunning water views and a period fireplace, a spacious study, and a large fitted kitchen/breakfast room with integrated appliances.

On the first floor, a wide and airy landing with useful storage provides access to a magnificent sitting room with balcony, perfectly positioned to take in uninterrupted sea views. There are three well-proportioned double bedrooms, including a superb principal bedroom with a spacious en-suite bathroom, along with a separate family bathroom.

A particularly valuable feature is the substantial detached garage (approximately 24' x 28'), offering excellent and rare parking

provision for the area.

Situated just a short distance from Plymouth's historic Hoe and the vibrant Barbican, the city centre is also within easy reach, making this a superbly located and highly desirable home.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

5' x 4'6 (1.52m x 1.37m)

RECEPTION HALL

16'6 deep x 10'6 wide in the main part (5.03m deep x 3.20m wide in the main part)

Staircase rises & turns to the first floor. Deep under-stairs storage cupboard.

WC

5' x 4'6 (1.52m x 1.37m)

Wash hand basin & wc.

DINING ROOM

22' x 16'4 (6.71m x 4.98m)

Six windows & an outlook to Plymouth Sound. A focal feature period fireplace.

STUDY

12'5 x 10'1 (3.78m x 3.07m)

Window to the side. Cupboard housing the Chubb fire alarm system.

KITCHEN/BREAKFAST ROOM

18'11 x 16' (5.77m x 4.88m)

Four windows on two sides. Fitted integrated kitchen with an excellent range of cupboard & drawer storage. Integrated appliances include a Hotpoint double oven/grill, Smeg 5 ring variable sized gas hob, sink unit, Samsung dishwasher.

FIRST FLOOR

LANDING

Long wide landing with various storage including an airing cupboard housing the large capacity Fortic hot water tank.

SITTING ROOM

22'2 x 15'8 (6.76m x 4.78m)

Period fireplace. Four windows & two French style doors open to the;

BALCONY

17'4 x 3'7 (5.28m x 1.09m)

Panoramic sea views.

MASTER BEDROOM

18'1 x 11' (5.51m x 3.35m)

Range of built-in storage facilities. Twin concertina doors into;

EN-SUITE BATHROOM

12'5 x 7'6 (3.78m x 2.29m)

Suite comprising wc, bidet, His & Hers wash hand basins & bath.

BEDROOM TWO

12'8 x 9'9 (3.86m x 2.97m)

Two built-in wardrobes. Window to the front.

BEDROOM THREE

12'7 x 8'9 (3.84m x 2.67m)

Built-in wardrobe. Windows to the front & side.

BATHROOM

10'1 x 9'4 maximum (3.07m x 2.84m maximum)

Suite comprising a bath, wc, bidet & wash hand basin.

COMMUNAL REAR LOBBY & HALL

From the kitchen a door opens into the communal rear lobby & hall. Access to the;

DOUBLE GARAGE

24' x 18'4 (7.32m x 5.59m)

Remote controlled door to the front. Work bench.

TENURE

Grand Parade House retains the freehold title for the whole building. The penthouse apartment was sold away many years ago on a 999 year lease. The ground floor apartment is currently proceeding with a sale subject to probate being granted.

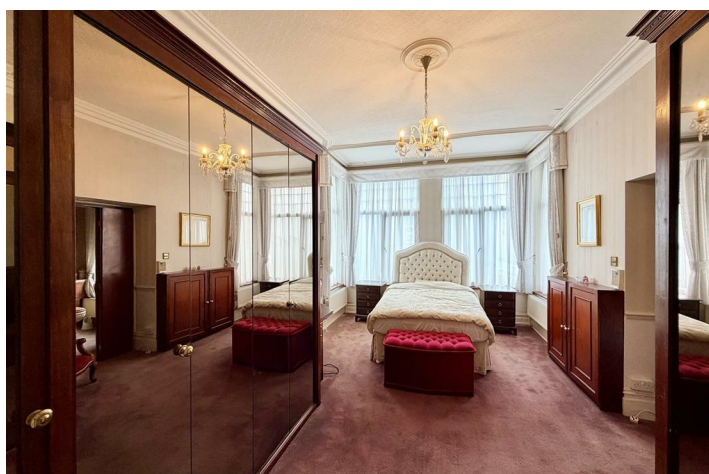
COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map

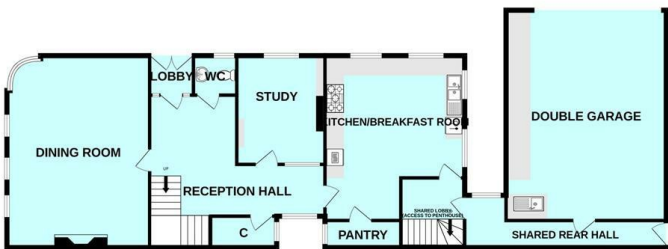


Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR

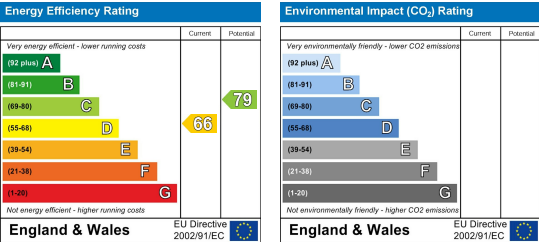


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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