



## Grand Parade House Radford Road

West Hoe, Plymouth, PL1 3BZ

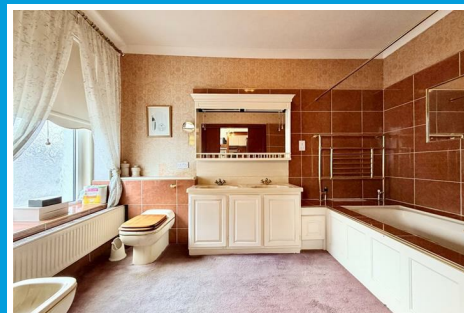
Guide Price £750,000



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

**GUIDE PRICE £750,000 - £800,000**

### 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

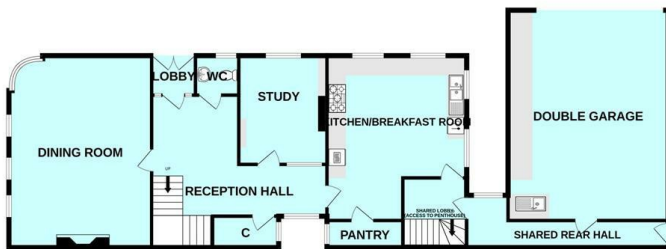


## Terrain Map



## 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

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		

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