







**DC**  
LANE  
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Sussex Place, Plymouth, PL1 2HT  
£140,000 Leasehold

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£140,000

# Sussex Place

## Plymouth, PL1 2HT

- Lower Ground Floor Flat
- Sought After Hoe Location
- Spacious Accommodation
- Communal Garden
- No Onward Chain
- One Double Bedroom
- Quiet Cul De Sac
- Private Entrance
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are delighted to present this beautifully positioned lower ground floor apartment tucked away on a quiet no through road in the heart of The Hoe, just a short stroll from the historic Hoe Promenade, The Barbican and Plymouth city centre. Offered to the market with no onward chain, this charming property presents an ideal first time purchase, investment opportunity or lucrative Airbnb.

Accessed via steps leading down to a private front entrance, the accommodation opens into a welcoming hallway leading through to a characterful lounge featuring a period fireplace, bay window and ample space for statement furnishings. The generous double bedroom benefits from a built in wardrobe and views over the rear garden.

The property further comprises a bathroom fitted with a shower over the bath and a well appointed kitchen offering ample cabinets together with rear door direct access to the garden.

Externally, there is a shared enclosed walled garden, creating a peaceful outdoor retreat in this highly sought after central location.

Perfectly situated within one of Plymouth's most desirable coastal districts, this apartment combines character, convenience and strong investment potential and a viewing is highly recommended.



### Lower Ground Floor

Lounge	14'5" x 12'11" (4.40 x 3.95)
Bedroom	11'6" x 13'6" (3.53 x 4.13)
Bathroom	6'5" x 9'6" (1.98 x 2.90)
Kitchen	10'11" x 10'2" (3.35 x 3.12)





## Directions

From the office continue down Mutley Plain and onto North Hill/B3250. Slight left onto Charles St/A374 At Charles Cross Roundabout, take the 4th exit onto Exeter St At St Andrews Cross Roundabout, take the 1st exit onto Kinterbury St Turn right onto Buckwell St Turn right onto Notte St/B3240 Turn left onto Hoe Approach Turn right onto Citadel Rd Turn right onto Sussex St Turn right onto Sussex Pl and the property is on the left.

**Council Tax Band: A**

## Scan for Material Information





