



Falcon

01752 600444

Flat 4, Dolphin House

Sutton Wharf, Plymouth, PL4 0BL

Guide Price £250,000-£260,000





In Brief

Stunning harbour and sea views close to City Centre

| | | | |
|------------------------|---|--------------------|-------------------|
| Reception Rooms | Open plan living room - Kitchen - Dining room | | |
| Bedrooms | 2 Double bedrooms | | |
| Area | 935 Sq Ft | Parking | On street Parking |
| Tenure | Share of Freehold | Council Tax | C |

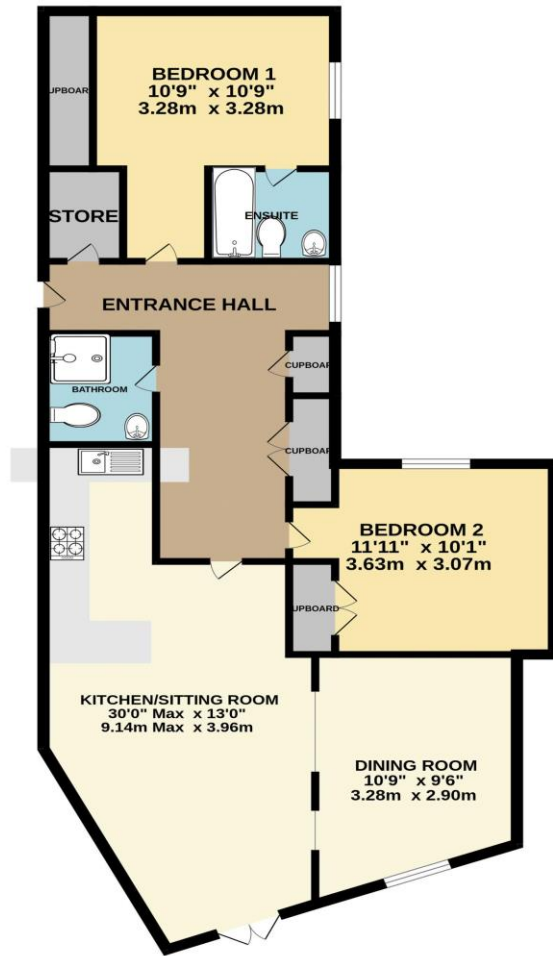
Description

A stunning first-floor apartment enjoying spectacular views over Sutton Harbour, situated within the historic listed harbourside development of Dolphin House. Beautifully presented throughout, the property briefly comprises a spacious open-plan living area with Juliet balcony with impressive views across the marina, incorporating a modern fitted kitchen with integrated appliances, alongside generous lounge and dining spaces — ideal for both entertaining and everyday living. The apartment further benefits from two well-proportioned double bedrooms, both offering ample built-in storage, with the principal bedroom enjoying the added luxury of an En-suite a family shower room with W/C . A separate utility room adds further practicality to this impressive home that houses the boiler and Washing machine. Perfectly positioned within walking distance of a fine selection of local bars, cafés, restaurants, and bespoke boutiques located around Plymouth's historic Barbican, the property is also conveniently close to Plymouth Hoe, the waterfront, Plymouth City Centre, the Theatre Royal, and Drake Circus Shopping Centre. Further enhancing the appeal is access to a communal rooftop terrace boasting further picturesque views across the harbour. Offered to the market chain free, this exceptional waterfront apartment truly must be viewed to be fully appreciated. Vendor willing to extend lease with a contribution to cover half of the cost.

Need A Mortgage?

Floor Plans

GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.8 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | |
| (39-54) | E | 43 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

