



53 Lower Fowden, Paignton, TQ4 6HS  
Freehold Bungalow - Detached  
Asking Price £450,000

**boycebrixham**  
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## A Rare Opportunity in Beautiful Broadsands – Spacious Detached Bungalow with Sea Views

Located on the sought-after Lower Fowden Road in Broadsands, this spacious three-bedroom detached bungalow offers an exceptional blend of comfort, versatility, and location. Positioned within a quiet residential area, the property enjoys an elevated setting with far-reaching views across the surrounding countryside and out to sea, taking in Torbay and Lyme Bay.

The area is known for its peaceful coastal charm, nestled between the vibrant towns of Paignton and Brixham. Just a short walk away is the stunning Broadsands Beach, a gently sloping bay popular for its calm waters, scenic setting, and coastal path access. Whether you enjoy morning walks along the beach or watching the sunrise over the water, this location offers a truly idyllic lifestyle.

The surrounding neighbourhood is friendly and well-established, with a strong sense of community. Lower Fowden Road is lined with well-maintained homes, many enjoying generous plots and sea views. It's a favoured spot for both families and retirees seeking a quieter pace of life while remaining well connected to local amenities.

This particular bungalow occupies one of the larger plots on the development, with spacious front and side gardens offering excellent potential for landscaping, extension, or reconfiguration (subject to necessary consents). The property is well set back from the road, with a deep front garden providing a colourful and welcoming approach thanks to mature, well-tended planting.

A private driveway leads to a detached garage fitted with a modern electric up-and-over door, offering convenient off-road parking and additional storage. The gardens to the side of the property add a sense of space and privacy, rarely found in modern developments.

Internally, the home offers an impressive footprint, with a flexible layout that would suit a variety of buyers. The accommodation includes three bedrooms, a spacious living/dining room, family shower room, separate WC, and a large kitchen with utility area. The property is double glazed throughout and benefits from a modern gas boiler, which is serviced annually (most recently in August 2024).



- 3 Bedrooms
- Driveway & Garage
- Panoramic Views
- Near Beach & South Coast Path

- Detached Bungalow
- Spacious Living Room
- Desirable Residential Area
- Chain Free





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The kitchen is a generous size, designed with practicality in mind. Units run along both sides, providing ample workspace and storage. It connects conveniently to both the dining area and the utility room, creating a seamless flow ideal for day-to-day living and entertaining.

One of the standout features of this home is the large triple-aspect living room, which is flooded with natural light. This spacious room is ideal for relaxing or hosting guests, with defined lounge and dining areas, all of which enjoy panoramic views over the surrounding area. A chimney breast remains in place, offering the potential to install a wood-burning stove or fireplace.

Each of the three bedrooms offers good proportions, with space for double beds and freestanding furniture. The layout lends itself to adaptation, with scope to create a home office or guest accommodation, depending on the needs of the new owner.

The shower room has been adapted for ease of access and features a walk-in cubicle, while an additional separate WC adds further convenience for busy households. There is clear potential for future reconfiguration or modernisation, allowing a buyer to personalise the space to their own taste.

The property is within easy reach of local amenities, including convenience stores, cafes, and health services, with larger supermarkets and shopping options available in nearby Paignton. Public transport links are also excellent, with regular bus routes and train services offering easy access across South Devon and beyond.

Overall, this is a rare opportunity to acquire a well-proportioned bungalow in one of Broadsands' most desirable residential areas. With outstanding views, generous gardens, and a flexible internal layout, it's a property that offers both immediate comfort and long-term potential in equal measure.



**Council Tax Band: E**



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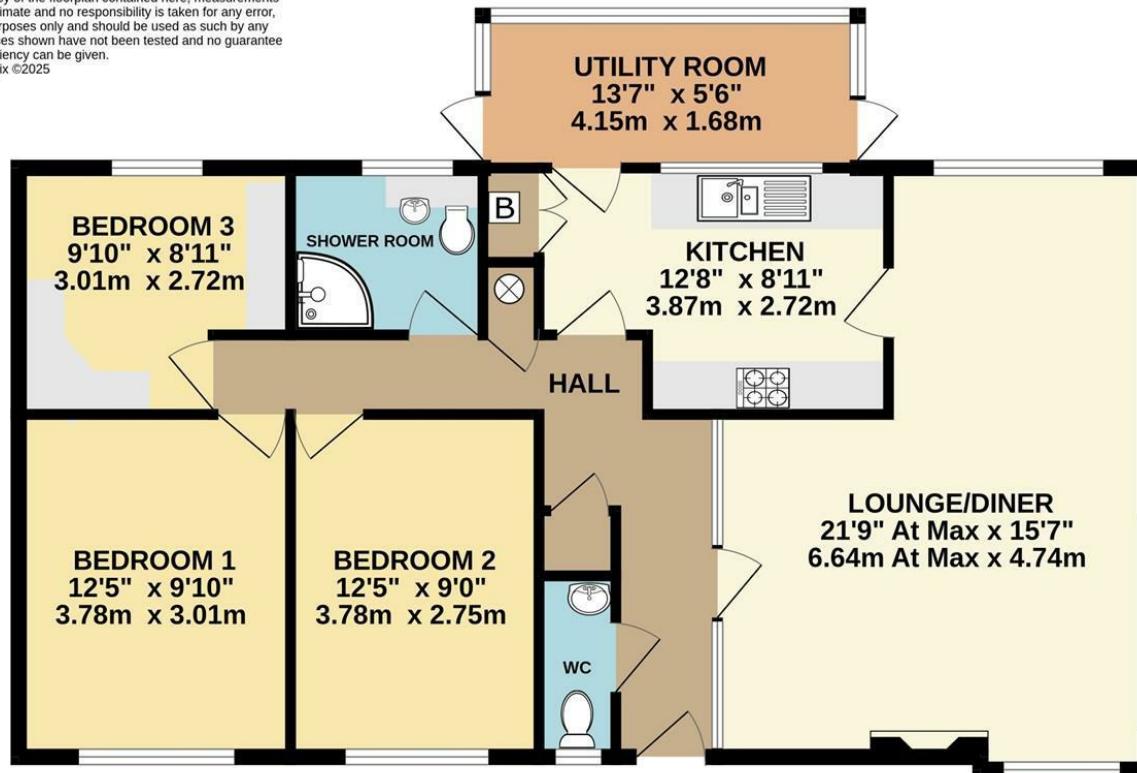


## GROUND FLOOR

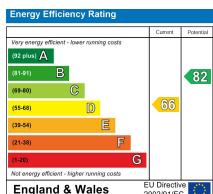
1077 sq.ft. (100.1 sq.m.) approx.

TOTAL FLOOR AREA: 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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