



Sea Point, Cliff Road

£295,000



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With far-reaching sea views across the bay towards Torquay, the property offers a superbly presented purpose-built apartment with balcony, two bedrooms and allocated parking.





# INTRODUCTION

*Built in 2006 Sea Point comprises five apartments and is conveniently positioned a short distance from Paignton Harbour, Seafront and Roundham Gardens. There are nearby amenities on hand including a convenience store, restaurants and bars, coffee shops and excellent leisure activities on Paignton & Goodrington Beach.*

Accessed via a communal entrance hall with stairs or lift to the first floor, the apartment is then accessed via an entrance vestibule into a spacious reception hallway with double doors leading into a sitting/dining room, from here there is access onto a balcony with iron and glazed balustrade and again with far reaching sea views towards Torquay. There is a kitchen to the rear aspect, two double bedrooms, one with an ensuite shower room/WC and a main bathroom/WC. The property is complemented throughout with UPVC double glazed windows and has gas central heating. The apartment would make a superb lock up and leave or permanent coastal residence and an internal inspection is highly recommended in order to appreciate the accommodation on offer and the convenient, accessible location.

The accommodation comprises,

Communal entrance with stairs and lift to first floor. Door to:





ENTRANCE VESTIBULE - 1.19m x 1.17m (3'11" x 3'10") Light point, cupboard housing the electric meter and consumer unit. Door to:

RECEPTION HALL - 3.84m Max x 1.88m (12'7" Max x 6'2") Coved ceiling with inset spotlights, smoke detector, radiator, telephone point, double doors to:

SITTING/DINING ROOM - 5.87m x 3.45m (19'3" x 11'4") Coved ceiling with light points, dual aspect with UPVC double glazed sash windows to side aspect and double glazed windows to front with far reaching sea views across the bay towards Torquay, door opening onto a balcony again with sea views across the bay, radiator with thermostat control, TV connection point, telephone point.



KITCHEN - 3.45m x 2.36m (11'4" x 7'9") Inset spotlights, UPVC double glazed sash windows to rear aspect, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset four-ring gas hob with extractor over, inset sink and drainer with mixer tap over, tiled surrounds, matching eye-level cabinets, built-in double electric oven, integral dishwasher, integral washing machine, space for upright fridge freezer.



BEDROOM ONE - 5.03m x 3.28m (16'6" x 10'9") Maximum measurements. Inset spotlights, UPVC double glazed sash window to front aspect with far-reaching sea views across the bay towards Torquay, radiator with thermostat control. Door to:

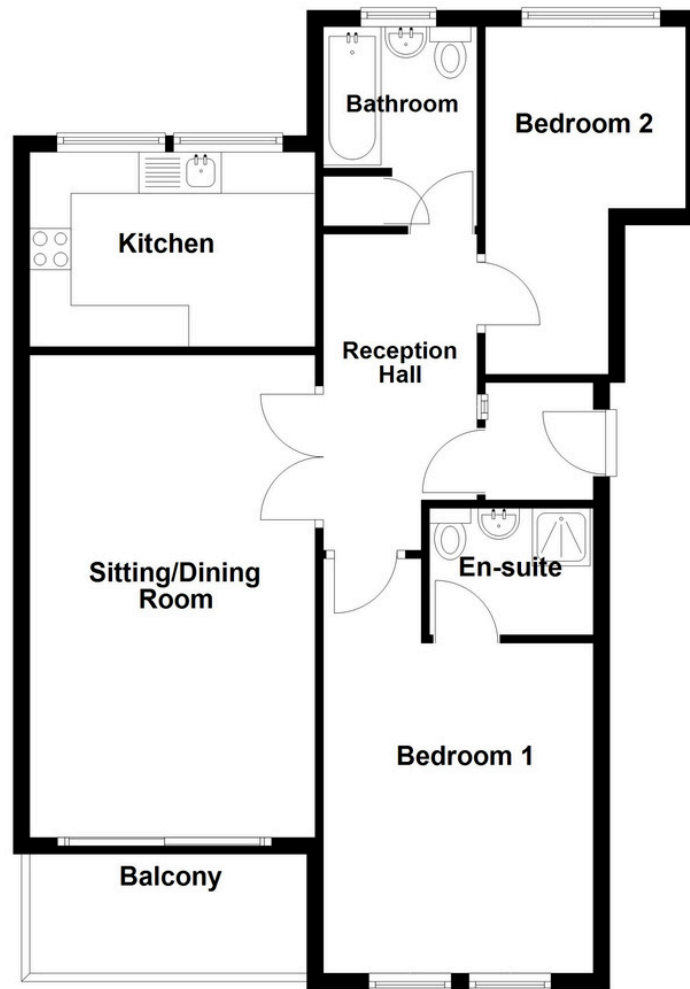


ENSUITE SHOWER ROOM/WC - 2.06m x 1.55m (6'9" x 5'1") Inset spotlights, extractor fan, radiator with thermostat control. Comprising shower cubicle with electric shower, vanity unit with inset wash hand basin, WC.

BEDROOM TWO - 4.22m x 2.44m (13'10" x 8'0") Maximum measurements. Inset spotlights, UPVC double glazed sash window to rear aspect, radiator with thermostat control.

BATHROOM/WC - 2.16m x 1.85m (7'1" x 6'1") Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with twin handgrips and mixer tap over, vanity unit with inset wash hand basin, WC. Radiator with thermostat control. Linen cupboard with electric heater and slatted shelving.

### Ground Floor



### USEFUL INFORMATION

- Tenure - Leasehold
- 999 years from 11/08/2005
- Service Charge £1300 per annum
- Ground Rent - None
- Age - 2005
- Heating - Gas central heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - Tax band D
- EPC Rating - B/81 potential - B/82
- Broadband - To be confirmed
- Mobile - To be confirmed

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