



25 Headland Park Road, Paignton

Paignton

Guide Price £535,000

ABSOLUTE





## 25 Headland Park Road

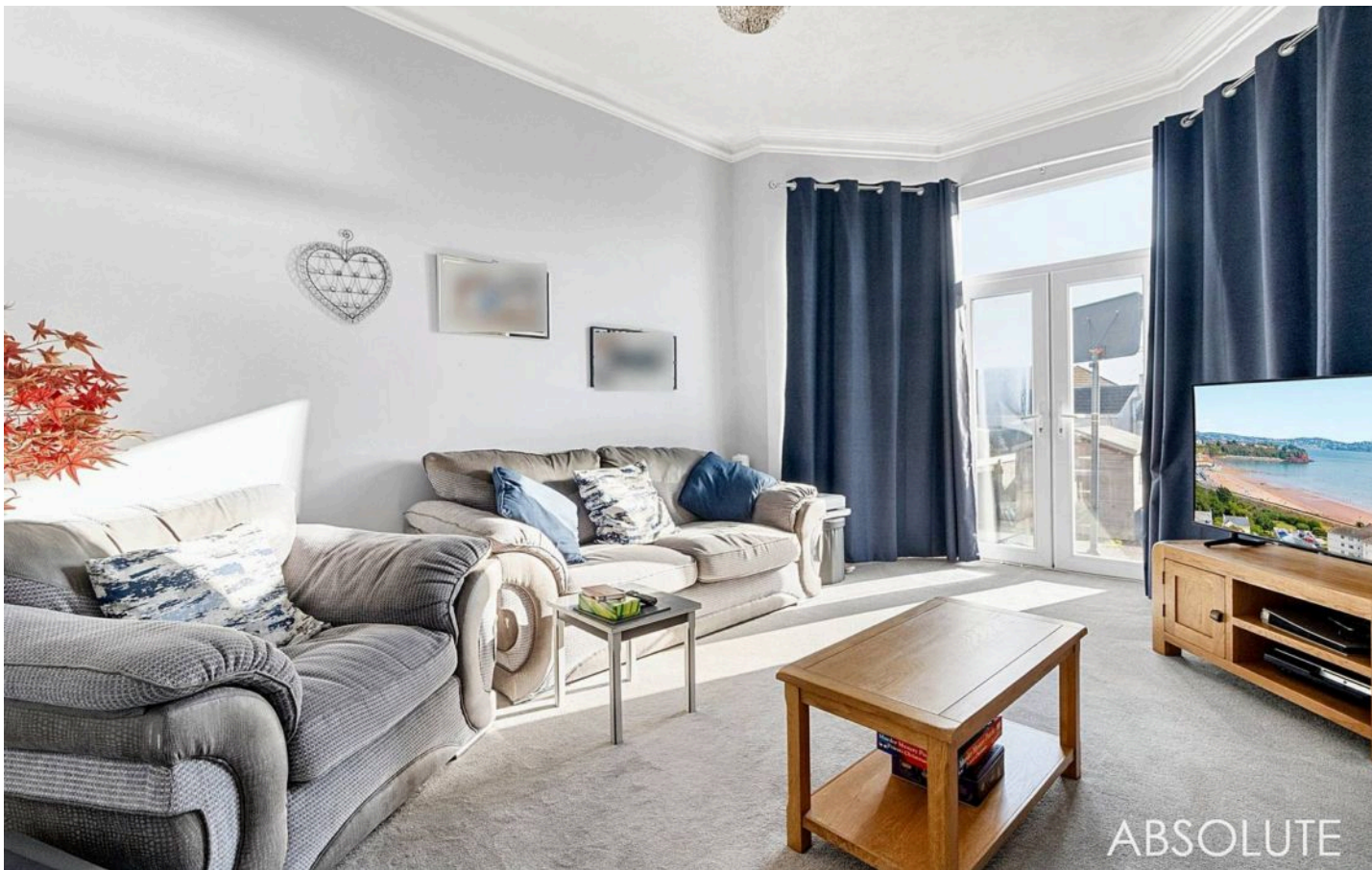
Paignton, Paignton

This substantial five bedroom semi-detached house is located in a sought after residential area and offers a unique opportunity for versatile living arrangements. Currently divided into a ground floor apartment and a first and second floor maisonette, the property enjoys some stunning sea views. The ground floor comprises two double bedrooms, two shower rooms, a kitchen, dining area, and lounge. The upper floor maisonette features three double bedrooms, family friendly kitchen opening into dining room with adjoining balcony. There is also a large lounge, shower room and cloakroom. The sea facing balcony provides a perfect spot to enjoy the sunny aspect and lovely views. The enclosed gardens are thoughtfully landscaped for low maintenance, featuring patio and decked areas. Parking for three to four cars is available to the rear of the property, making it a convenient choice for families or those seeking additional rental income. With its proximity to the beautiful Preston Sands beaches and seafront, this residence is ideally situated for seaside living.

Outside, the property boasts a generously sized garden with easily maintained patio and decked areas, enclosed by fencing for privacy. The sea-facing balcony on the upper floor offers ample space for outdoor dining or relaxation, complemented by its sunny orientation.

Accessible from Cockington Lane, the rear of the property features a hardstanding area laid with brick pavers, providing off-road parking for





## GARDEN

Good sized garden arranged for ease of maintenance arranged with patio areas and decked area. Gardens are enclosed by fencing.

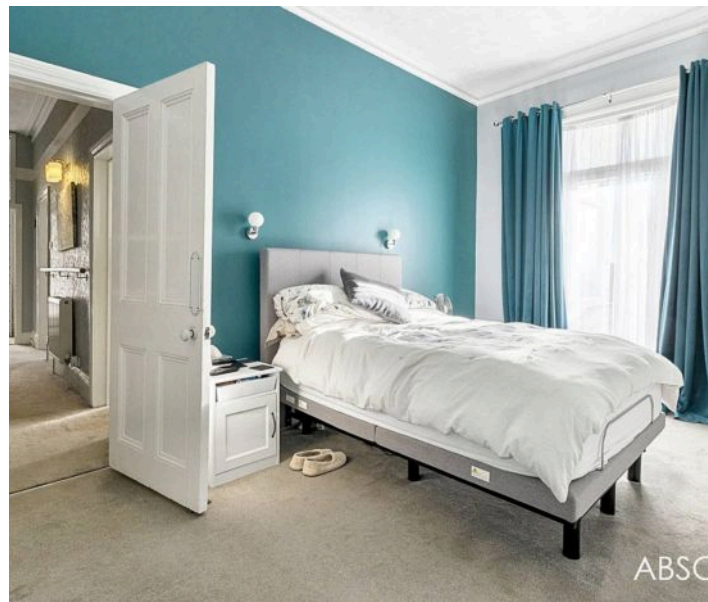
## BALCONY

Sea facing balcony with ample space for table and chairs and benefitting from a sunny aspect.

## OFF STREET

3 Parking Spaces

To the rear of the property accessed from Cockington Lane. Hardstanding area laid to brick pavor providing parking for three/four cars.





# 25 Headland Park Road

Paignton, Paignton

Located in the popular area of Preston. The local beach as Preston Sands is favoured by families and offers good beach facilities including cafes and bar plus promenade and adjoining green. Preston also offers a range of shopping with supermarkets, cafes, restaurants, medical centre, schools and regular bus service.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Substantial family home currently arranged as ground floor apartment and first floor maisonette with superb sea views
- Ground floor with two double bedrooms, two shower rooms (one being en-suite), kitchen, dining area and lounge
- Upper floor maisonette arranged with three double bedrooms and ample living space
- Sea facing balcony enjoying sunny aspect
- Enclosed gardens arranged for ease of maintenance
- Off road parking for three/four cars to the rear of the property
- Favoured residential location being convenient for beaches and seafront at Preston Sands and local schools
- Ideal for multi-generational living or home and income





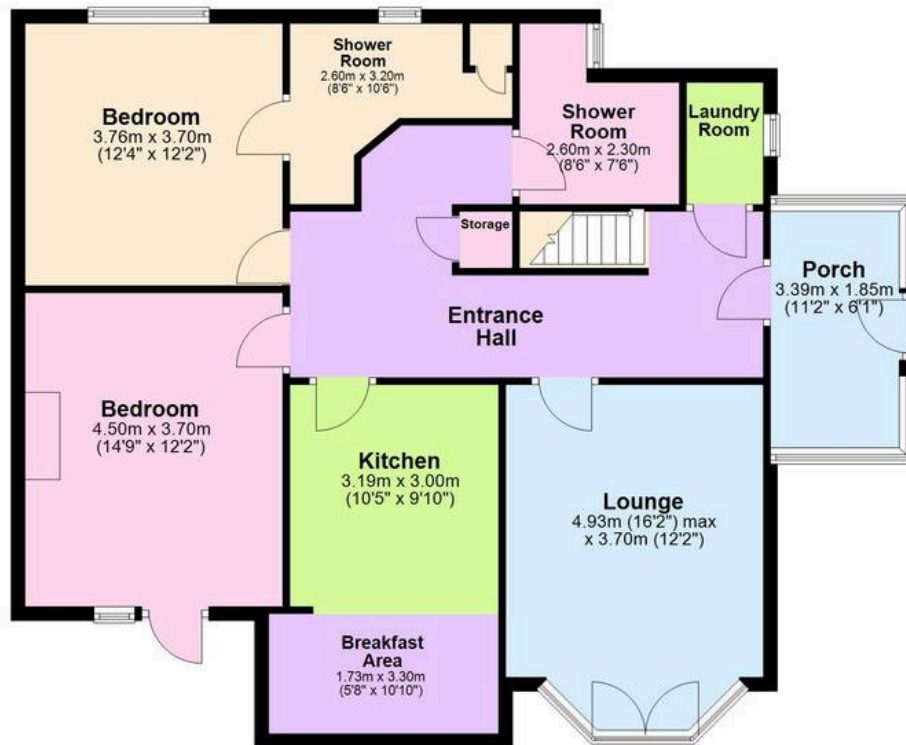






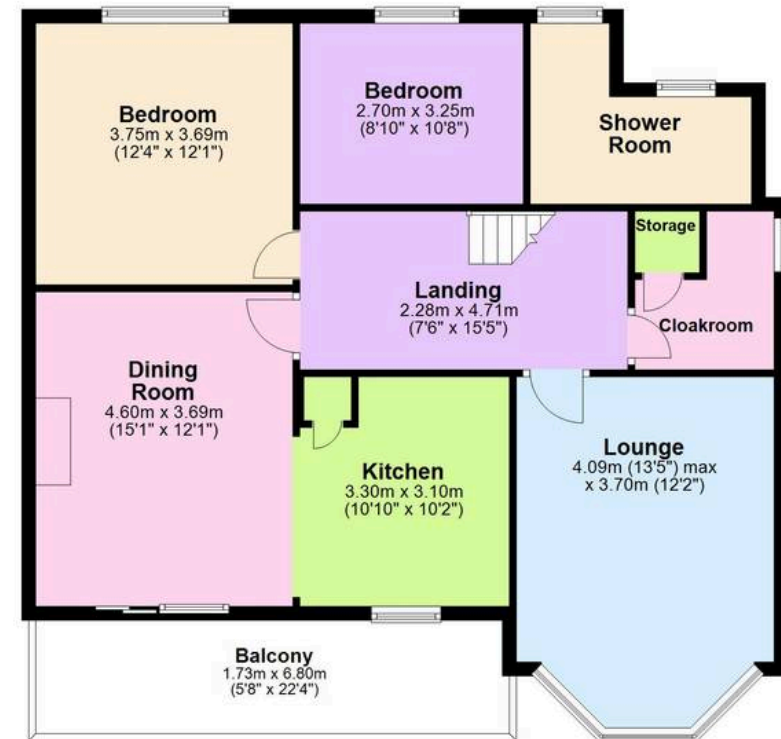
## Ground Floor

Approx. 103.3 sq. metres (1111.9 sq. feet)



## First Floor

Approx. 90.2 sq. metres (971.2 sq. feet)



## Second Floor

Approx. 28.3 sq. metres (304.5 sq. feet)



Total area: approx. 221.8 sq. metres (2387.6 sq. feet)







## Absolute Sales & Lettings

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