



**Connells**

Cliff House  
Paignton





## Property Description

Guide Price £350,000 - £375,000 - This exquisite three-bedroom first-floor apartment is a coastal paradise, perfectly positioned on the doorstep of Paignton Harbour. Stepping inside, you're greeted by the beauty of wood flooring that guides you into a bright double-aspect lounge. The floor-to-ceiling windows offer mesmerising panoramic sea views, filling the room with natural light and a sense of tranquility. The lounge connects to a balcony, where you can savor the fresh sea breeze and soak in the stunning vistas. Continuing into the kitchen, you're greeted once again by breathtaking sea views. The kitchen is a modern masterpiece, featuring integral appliances and elegant granite work surfaces. It's a culinary haven with a view that will make meal preparation a joy. The apartment comprises three double bedrooms, each graced with beautiful wood floors and convenient built-in wardrobes. The family bathroom complements the luxury of the home. As an added bonus, this property includes a garage, ensuring your vehicle is secure and easily accessible. Living here means you're right at the doorstep of the harbour, where coastal walks and vibrant dining experiences await. The convenience of a long lease ensures a lasting investment in this coastal haven. This home is a sanctuary of seaside living, offering an abundance of natural beauty and modern comforts with every glance out the window.

## Accommodation

Communal entrance leads into hallway and stairs to the first floor with entrance door leading into

## Entrance Hallway

Doors leading to prinple rooms and wood flooring.

## Bedroom Three/study

12' 2" max x 7' 9" max ( 3.71m max x 2.36m max )

uPVC double glazed window to the front aspect with sea views, modern radiator,coving, built in wardrobes with overhead cupboards and wood flooring.

## Bathroom

Ceiling spotlights, suite comprising panel enclosed bath with wall mounted electric shower and bi-fold glass screen, vanity wash hand basin with mixer tap over and white gloss cupboards below, white gloss cupboard above, low level wc, fully tiled walls and extractor.

## Separate Wc

Low level WC, wash hand basin, part tiled walls, extractor fan, tiled floor

## Bedroom One

12' 5" max x 10' 5" max ( 3.78m max x 3.17m max )

uPVC double glazed window to the front aspect, with harbour and beach views, coving, range of wardrobes with overhead cupboards and vanity unit, modern radiator and wood flooring.

## Bedroom Two

12' 5" max x 9' 5" max ( 3.78m max x 2.87m max )

uPVC double glazed window to the front aspect with harbour and beach views, coving, range of wardrobes with overhead cupboards and built in vanity, modern radiator, power points and wood flooring.

## Kitchen

11' 1" max x 9' 3" max ( 3.38m max x 2.82m max )

uPVC double glazed window to the side aspect with sea views, ceiling spotlights, range of matching wall, base and drawer units, granite worksurfaces with inset 1 and a 1/2 sink unit with mixer tap over and waste disposer, granite splashback, space for tumble dryer, built in oven with microwave combi above, integral fridge freezer, plumbing for dishwasher and washing machine, part tiled walls and tiled flooring.

## Lounge

17' 5" max x 12' 2" max ( 5.31m max x 3.71m max )

uPVC double glazed window to the side aspect, with views over Paignton beach and beyond, floor to ceiling windows and sliding door leading onto balcony to the front aspect, with beautiful views over to Brixham, coving, power points and storage heater,

## Outside

The balcony overlooks the communal gardens.

## Garage

18' x 8' 2" ( 5.49m x 2.49m )

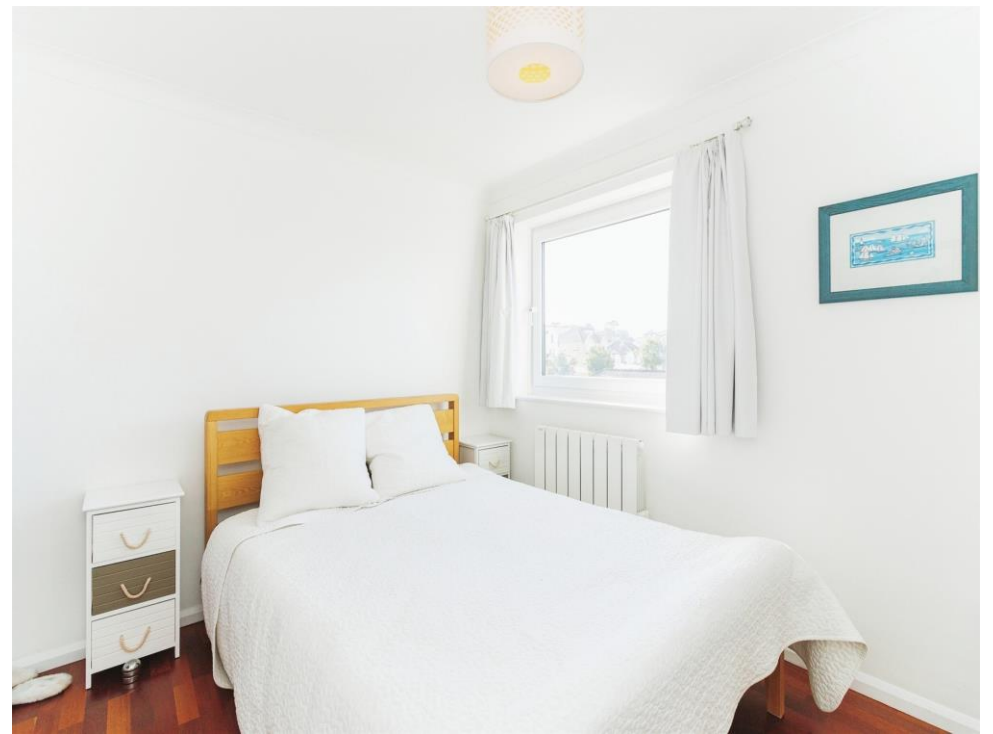
Up and over door.

## Agents Note

There is a satellite dish installed.

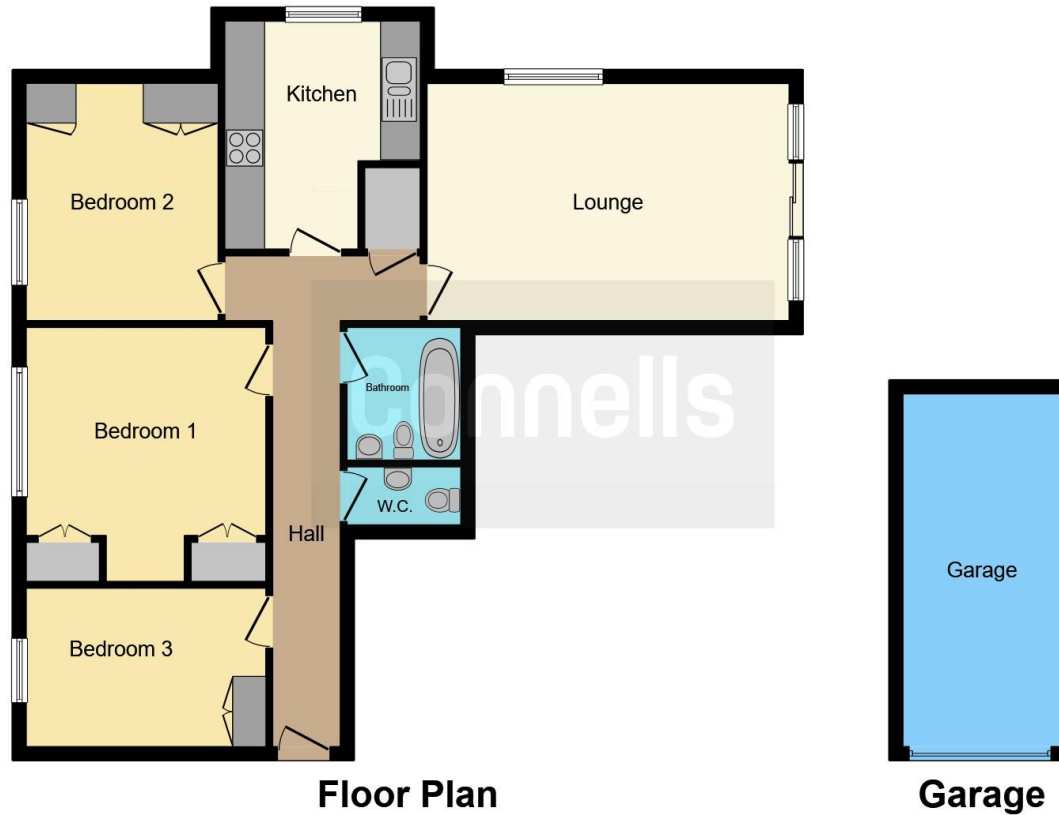












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PGN311516](http://connells.co.uk/Property/PGN311516)**

This is a Leasehold property with details as follows; Term of Lease 145 years from 25 Mar 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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