

ENTRANCE LEVEL. Recessed entrance door opens to:

ENTRANCE HALL.

A super light and airy entrance hall with built in double cupboard housing "Gledhill" hot water cylinder. Staircase down to the lower floor. Doors to:

SUN ROOM. 16' 5" x 7' 11" (5.00m x 2.41m)

Enjoying fabulous open views over the area and the "Brunel" steam train viaduct with the sea beyond. Double glazed windows and door opening to a: **BALCONY**-A beautiful spot to sit and enjoy the outlook and watch the steam trains go by!

BEDROOM 1. 13' 0" x 11' 9" (3.96m x 3.58m)

Dual aspect room again enjoying the outlook and views. Fitted wardrobes and dressing table unit. Radiator.

BEDROOM 2. 7' 11" x 11' 9" (2.41m x 3.58m)

A dual aspect double room again with built in double wardrobes. Vanity cupboard with inset sink.

BEDROOM 3. 7' 11" x 11' 9" (2.41m x 3.58m)

Further dual aspect room with built in cupboard.

SHOWER ROOM/W.C.

Modern re-fitted shower room comprising walk in double shower with glazed screen to side. Pedestal wash basin with mirrored cabinet over. Close coupled W.C. Heated towel rail. Medicine cabinet. Tiled walls. Double glazed window.

LOWER FLOOR.

LIVING ROOM 16' 9" x 12' 7" (5.10m x 3.83m)

Double glazed sliding doors with matching windows to both sides opening to a raised seating terrace and the rear garden enjoying the open views. Stone faced fire surround and hearth with fitted gas fire. Radiator.

KITCHEN/BREAKFAST ROOM. 15' 3" x 11' 8" + recess (4.64m x 3.55m)

Comprising good range of fitted, cream faced, wall and base cupboards and central island with breakfast bar area. Complimentary working surfaces with inset one and a half bowl sink and drainer. Built in electric double oven/grill. Four burner gas hob with cooker hood over inset in the central island. Ample space for white goods. Shelved storage cupboard. Tiled surrounds and flooring. Double glazed window and door for side access. Feature glazed archway into the dining room.

DINING ROOM. 12' 5" x 11' 9" (3.78m x 3.58m)

Dual aspect double glazed windows with super outlook and peep of the sea. Radiator.



OFFICE/HOBBY ROOM. 10' 2" x 6' 4" (3.10m x 1.93m) + 5' 5" x 4' 4" plus depth of cupboards.

A useful room with two floor levels. Double glazed window and door. Two built in double cupboards one housing an "Ideal" boiler.

SHOWER ROOM/W.C.

Comprising corner shower enclosure with independent Mira electric shower. Low level W.C. and pedestal wash basin. Double glazed window.

OUTSIDE.

The **FRONT GARDEN** is laid to lawn with well stocked flowerbeds and enjoys good privacy. There is ample driveway parking space which leads to:

DETACHED GARAGE. 16' 10" x 9' 9" (5.13m x 2.97m) Up and over door to front. Window to the rear.

Steps lead down from the side of the garage to a **WORKSHOP** and two large storage cupboards. There is access to a storage area under the garage.

REAR GARDEN. Beautiful rear garden with two rockery terraces and level lawn at the bottom. Assortment of shrubs and plants in surrounding borders. Path up to the sun terrace which can also be accessed via the living room.

COUNCIL TAX BAND: E

ENERGY RATING: E

BROADBAND AND MOBILE INFO.

The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider for mobile coverage.

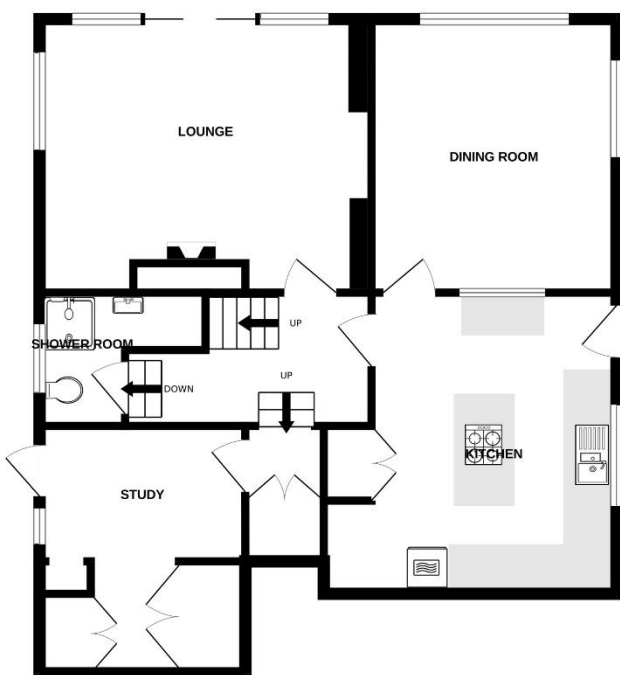


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

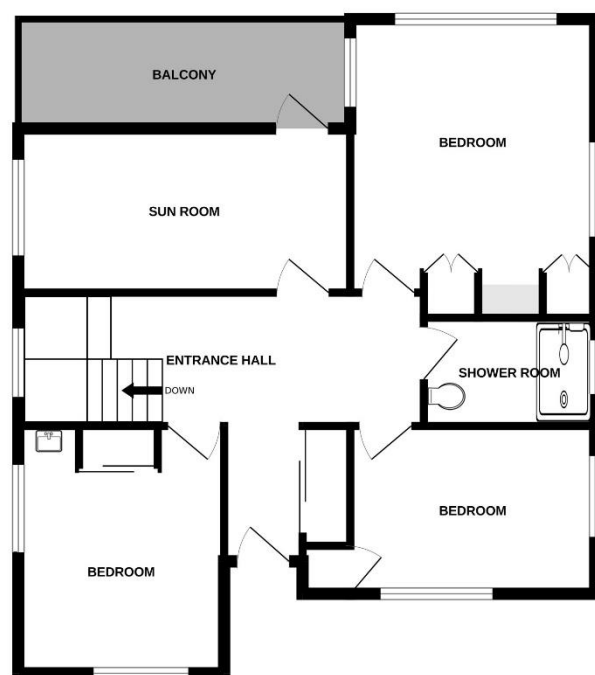
Ref C0005519 Written by: R.C

Rock Close, Broadsands, Paignton, TQ4 6LA

GROUND FLOOR
73.0 sq.m. (786 sq.ft.) approx.



ENTRANCE FLOOR
66.2 sq.m. (712 sq.ft.) approx.



TOTAL FLOOR AREA : 139.2 sq.m. (1498 sq.ft.) 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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LAYOUT GUIDE ONLY – NOT TO SCALE



Designed in the 1930's by the acclaimed Swiss born, American modernist architect William Lescaze, this super **THREE BEDROOM REVERSE LEVEL DETACHED HOUSE**, is one of 7 unique and interesting properties that were constructed in the beautiful area of Broadsands. "Seawind" retains many original features and the charming character of its period and internal viewing is advised to appreciate its appeal. The principal rooms and garden enjoy a southerly aspect and benefit from lovely open views across the area, Brunel's famous steam railway viaduct for train enthusiasts with the sea beyond. On entering the property you are greeted by a bright entrance hall, having access to the three bedrooms, shower room and sun lounge which has a **BALCONY** leading off, a perfect spot to sit and enjoy the Vista! The lower floor offers a generous size living room, formal dining room and large kitchen/breakfast room along with office/occasional 4th bedroom. Outside as mentioned, has good size, sunny front and rear gardens, driveway parking and a detached garage with useful workshop store and under garage storage. Rock Close is a small quiet cul-de-sac located off Broadsands Road. Broadsands Beach, Elberry Cove and access to the picturesque coastal footpath are just at the bottom of the road and local shopping facilities are a short walk away at Churston Broadway from where the number 12 bus service frequently runs to the bustling fishing Port of Brixham and sea side town of Paignton.

£540,000 Freehold