



ABSOLUTE



## Seaham Hall

Solsbro Road, Torquay

The ground floor is entered via a separate entrance lobby, providing practical space for coats and shoes, which then leads into a large and welcoming entrance hall featuring a grand staircase. From here, access is provided to five generous reception rooms, allowing for exceptional flexibility of use.

The heart of the home is the impressive kitchen/breakfast room, a bright and sociable space perfect for everyday living and entertaining. A formal dining room and a comfortable sitting room both enjoy views over the rear garden and lawn, framed by five of the property's seven palm trees, creating a wonderful sense of seclusion and greenery.

One further reception room is currently used as a study, with an additional potential study located just off the kitchen/breakfast room, ideal for home working or quiet reading space. The ground floor also benefits from a good-sized utility room, a separate cloakroom, and convenient access to the lower ground floor.

The lower ground floor offers an excellent degree of independence and versatility. There is a spacious living room, currently used as a family media room, which provides direct access out to the garden. Leading from this is a large double bedroom with its own en-suite bathroom. This entire level lends itself perfectly to guest accommodation, multi-generational living, or even the potential for an income stream through use as a holiday let, subject to any necessary consents.



Returning to the first floor, there are four further generous double bedrooms. Three of these enjoy their own en-suite facilities, while the fourth is served by a well-proportioned family bathroom located opposite. The principal bedroom suite is particularly impressive, featuring a notably large bathroom with both a bath and separate shower, as well as a dedicated dressing room with fitted wardrobes to either side.

Also on this floor is a conveniently positioned laundry room, with a separate boiler room close by. The majority of the original windows have been replaced with double glazing, and the property also benefits from generous loft space.

Externally, the property continues to impress with its attractive and well-maintained grounds. To the front, there is a wooden garage providing useful storage and parking, while to the rear there is an additional shed.

The garden is a particular highlight, with a lawned area overlooked by the main reception rooms and framed by a striking collection of palm trees, five of the home's total of seven. This creates a unique and tranquil outdoor setting, perfect for relaxing, entertaining, and family enjoyment.

The exterior is further enhanced by the practicality of multiple external taps and plug sockets, making garden maintenance and outdoor living both convenient and efficient.



# Seaham Hall

Solsbro Road, Torquay

Chelston is a highly regarded residential area on the outskirts of Torquay, offering a perfect balance of coastal living, convenience, and accessibility. Positioned between Torquay and Paignton, the area is particularly popular with families and professionals thanks to its peaceful surroundings and excellent transport links. The location benefits from easy access to a wide range of local amenities. Nearby, you will find a selection of independent shops, cafés, supermarkets, and everyday services, while Torquay town centre provides a more extensive choice of retail outlets, restaurants, and leisure facilities. The English Riviera Centre, marina, and seafront are all within easy reach, offering a vibrant mix of dining, boating, and coastal attractions. For those with children, the area is well served by a variety of well-regarded primary and secondary schools, both state and independent, making it a popular choice for families. Chelston is also ideally positioned for commuters. Torquay railway station provides direct links to Exeter, Bristol, and London Paddington, while the nearby A380 offers convenient road access to Newton Abbot, Exeter, and the M5 motorway network. Outdoor enthusiasts will appreciate the abundance of nearby beaches, coastal paths, and green spaces. Torre Abbey Sands, Paignton Beach, and the South West Coast Path are all close by, offering beautiful scenery, walking routes, and year-round recreational opportunities.

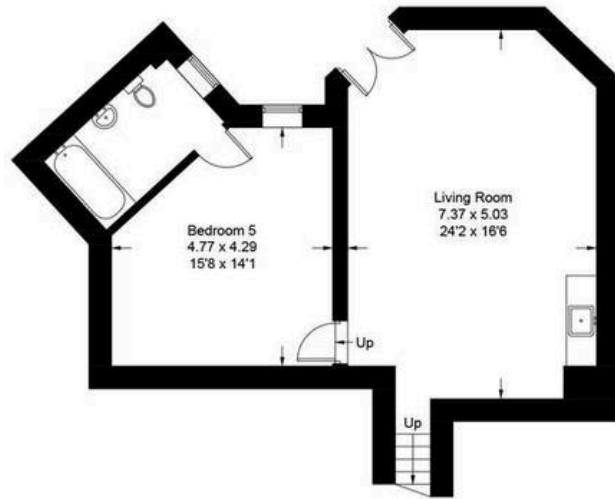




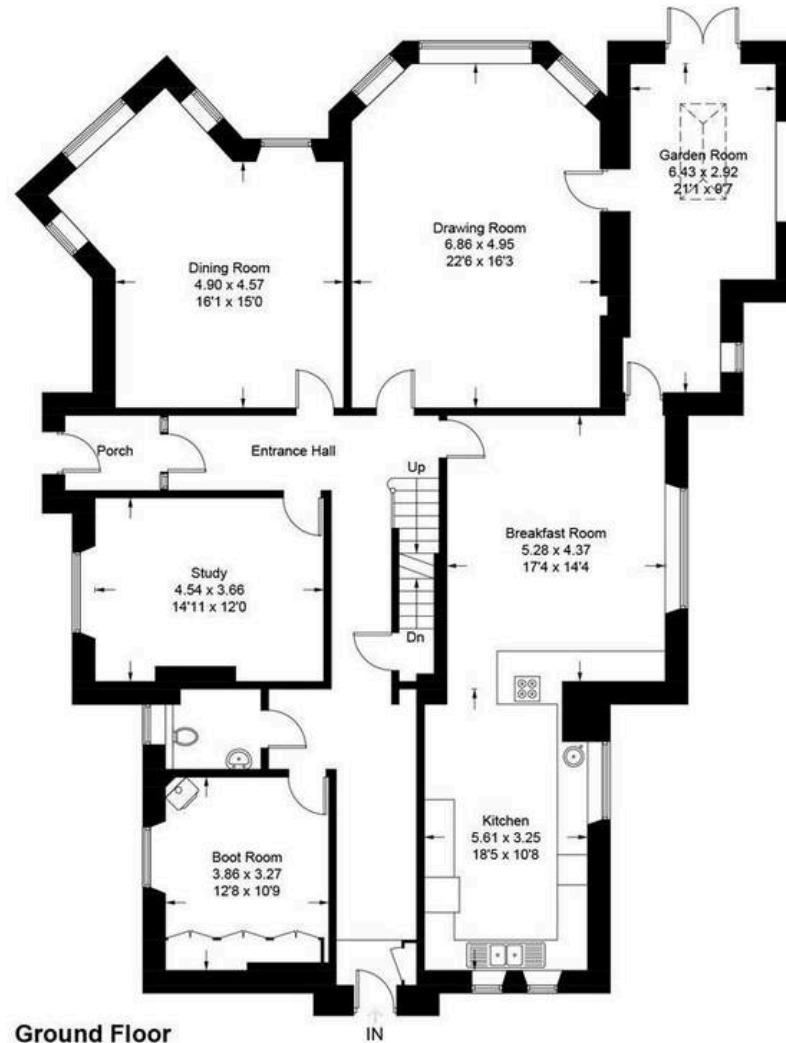
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Approximate Gross Internal Area = 428.1 sq m / 4608 sq ft



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID955938)



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