



## 5 Clifton House, Den Promenade, Teignmouth, TQ14 8SZ

Offers over £325,000 Leasehold

Second Floor Sea Front Apartment • Lift & Stair Access • Secure Intercom Entry • Lounge/Diner with Panoramic Sea Views • Two Bedrooms with Magnificent Sea Views • En Suite Shower Room • Separate Additional Shower Room • Level Stroll to Town and Amenities • Allocated Parking Space • EPC - C

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the key to your home



Second floor sea front apartment with panoramic sea views in a sought after position directly on Teignmouth's Promenade. The apartment enjoys magnificent uninterrupted coastal views from the living area and two bedrooms and benefits from an allocated parking space, a lift to all floors and secure entry system.

The apartment is accessed through a secure communal entrance into a tastefully decorated communal hallway with stairs and lift.

Stepping into the entrance hall, there is a useful storage cupboard with shelving and cloaks cupboard. There is a secure entry receiver and doors lead off to the principal rooms.

Entering the generous dual aspect lounge/diner, the eye is immediately drawn to the breath taking uninterrupted sea views extending from the Jurassic coastline and out to sea, along Teignmouth seafront to the pier, the Ness, Babbacombe coastline and the Orestone.

The modern kitchen is fitted with a range of cupboard and drawer base units under laminate rolled edge work surfaces, sliding drawer units, integral washing machine, corner carousel unit, integrated electric oven and microwave, space for upright fridge freezer, single drainer stainless steel sink unit with mixer tap over, under counter lighting, ceramic four ring hob with tiled splash backs, corresponding eye level units with extractor hood, cupboard housing wall mounted Potterton gas boiler and integrated wine rack. There is a uPVC double glazed window to the rear aspect.

Two double bedrooms benefit from built in storage and enjoy spectacular sea views. One of the bedrooms also benefits from an en suite shower room with shower cubicle, concealed cistern dual flush WC and pedestal wash hand basin. There is a heated towel rail, shaver light and socket and extractor.

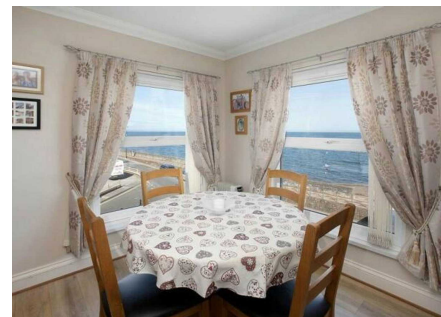
The tasteful and modern separate shower room comprises shower enclosure and drying area, glazed screen, fitted shower, fitted extractor, pedestal wash hand basin, illuminated mirror, radiator, WC, louvre doors to storage cupboard.



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.

Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.

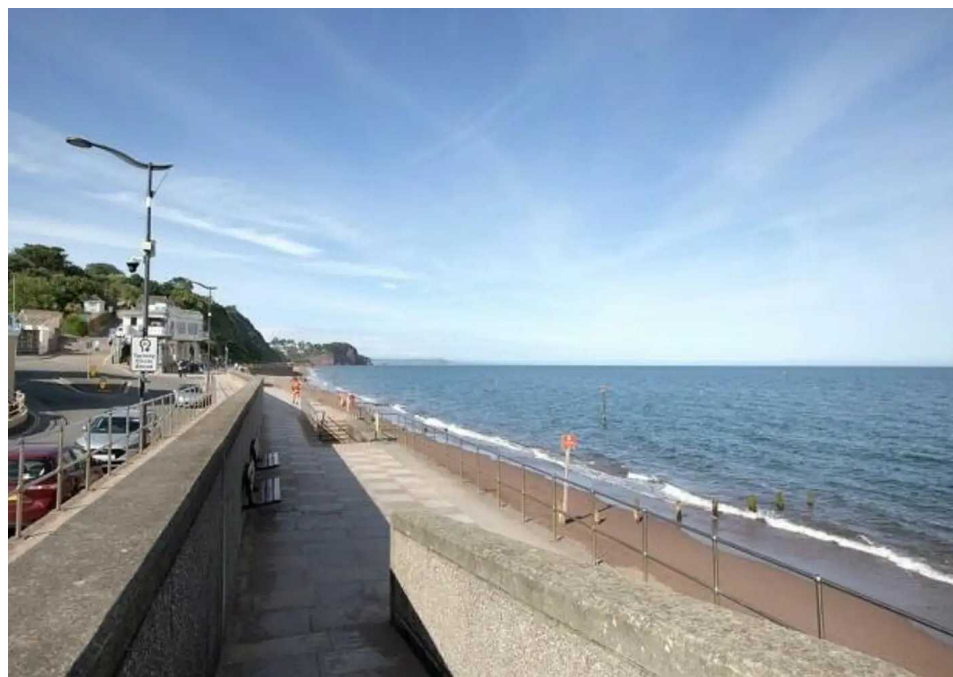
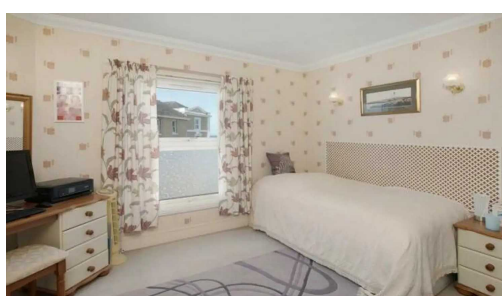


Tenure: Leasehold (999 year lease from 1990)

Council Tax Band E: £3,006.67 per year

Lease: 999 years from 1990

Service Charge: £1,020.00 per year



**MEASUREMENTS**

Sitting/Dining Room 19' 10" x 13' 11" (6.04m x 4.24m),

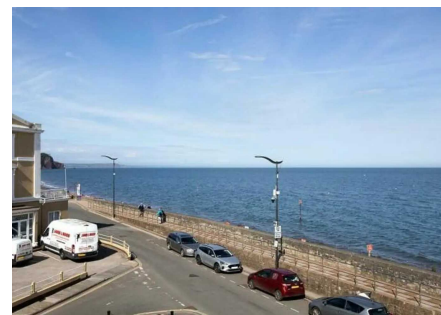
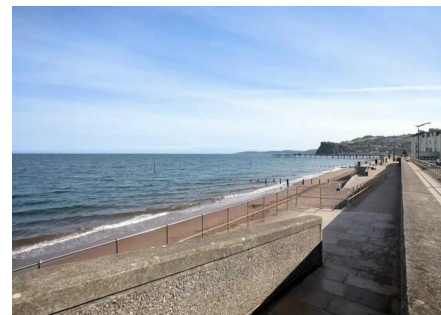
Kitchen 10' x 7' 9" (3.05m x 2.36m),

Bedroom 12' 11" x 11' 9" (3.93m x 3.58m),

Bedroom 12' 3" x 11' 7" (3.74m x 3.52m),

En Suite 8' 6" x 6' 9" (2.6m x 2.06m),

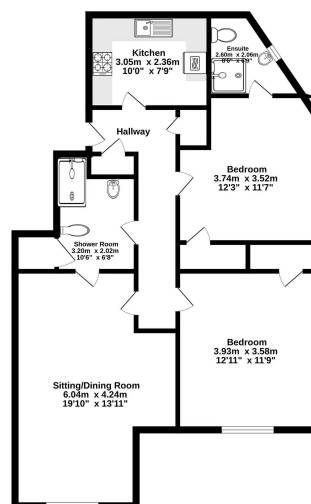
Shower Room 10' 6" x 6' 8" (3.2m x 2.02m)



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2nd Floor  
78.1 sq.m. (841 sq.ft.) approx.



TOTAL FLOOR AREA: 78.1 sq.m. (841 sq.ft.) approx.  
 1988/2012 agents have been made to ensure the accuracy of the floor plan. Measurements of floor, window, doors and etc. are given from an approximate and are not intended to be used for any legal purpose.  
 Dimensions are approximate. The plan is for illustrative purposes only and should not be used for any legal purpose.  
 The layout, fixtures and fittings are shown for illustrative purposes only and are not intended to be used for any legal purpose.  
 See with details 10/2012

