



Asking Price Of £230,000

Cliff House, Cliff Road,
Paignton, TQ4 6DQ

Located within the highly sought-after Cliff House, a landmark block of apartments renowned for its uninterrupted sea views, this two-bedroom apartment is arguably the best-positioned property in the building. Situated on the corner of the block, the apartment enjoys sweeping views across the harbour, the pier, and over towards Brixham, with a dual-aspect outlook that floods the home with natural light. While the apartment requires modernisation throughout, its exceptional position, proportions, and outlook present a rare opportunity to create a truly outstanding coastal home in one of the most desirable locations available.



BEDROOM 1 (3.2m x 3.6m) A generous double bedroom featuring large double-glazed windows with direct harbour views. The room also benefits from built-in wardrobes, providing excellent storage without compromising space.

BEDROOM 2 (2.3m x 3.6m) A further double bedroom, also facing the harbour, with double-glazed windows offering stunning coastal views—ideal as a guest room, second bedroom, or home office with a view.

BATHROOM (1.7m x 1.9m) Fitted with a large walk-in shower, wash basin, and fully tiled walls, offering a practical layout with scope for refurbishment.

SEPARATE WC (0.8m x 2.0m) A useful separate cloakroom fitted with a WC and wash basin, enhancing everyday convenience.

AIRING CUPBOARD A large internal storage cupboard housing the hot water tank, providing valuable additional storage space.

KITCHEN / DINING ROOM The space is thoughtfully divided into two distinct areas:

Dining Area (3.6m x 2.8m): Equipped with built-in storage units, an electric radiator, and ample room for a 4–6 seater dining table, making it ideal for entertaining or everyday meals.

Kitchen (3.4m x 2.8m): Accessed through an archway, the kitchen is fitted with an electric hob, electric oven, extractor fan, and space for a washing machine and fridge. A UPVC double-glazed window frames views directly over the pier, adding a unique coastal backdrop.



LOUNGE (3.65m x 5.5m) A standout feature of the apartment, this large waterfront-facing lounge benefits from a dual-aspect layout thanks to its corner position. The result is exceptional natural light and cruise-ship-style panoramic views. The room includes an electric radiator and electric fireplace and leads through to an enclosed balcony—a space many residents have opened up to create outdoor seating, ideal for ship spotting or sheltered sun enjoyment.

GARAGE & PARKING The apartment is sold with its own garage, considered valuable off-road parking in this location. Additional visitor parking is available on-site.

COMMUNAL FACILITIES & GROUNDS Residents benefit from on-site cash-operated washing facilities and beautifully maintained communal gardens, with manicured lawns surrounding the building and enhancing the overall setting.

MATERIAL INFORMATION Maintenance charge from £800 half yearly to £850 as from April 2026. There is also a half yearly charge of £12.50 ground rent.

Address 'Cliff House, Cliff Road, Paignton, TQ4 6DQ'

Tenure 'Leasehold'

Council Tax Band 'E'

EPC Rating 'TBC'

Taylor's Estate Agents
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