



JOHN COUCH
THE ESTATE AGENT

6 Sovereign House 52 The Terrace
Torquay Devon

£475,000 Leasehold



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Showcasing period grandeur, generous proportions and architectural character, the property offers an elegant duplex apartment set within a late Georgian/early Regency residence having harbour, marina and sea views

Entrance hall ■ Study ■ 2 bedrooms ■ 2 En-suite shower rooms ■ Cloakroom
Kitchen ■ Sitting room ■ Bathroom
Terrace ■ Secure parking space to the rear

FOR SALE LEASEHOLD

Occupying a prominent position within an elegant late Georgian/early Regency terrace, this substantial apartment forms part of an exclusive conversion of classical period homes, retaining many of the architectural features that reflect the building's heritage

Extending to approximately 1,876 sq ft, the property offers generously proportioned accommodation arranged over two levels, combining the grandeur and scale associated with the period with an enviable harbourside setting overlooking the harbour, Marina and the sea.

A gracious entrance lobby and reception hall provide an immediate sense of arrival, offering a glimpse into the building's former splendour. The principal bedroom enjoys a commanding position to the front of the property, where high ceilings, ornate original-style coving and two tall sash-style windows create a light and elegant space.

An en-suite shower room serves the principal suite, whilst a second double bedroom, positioned to the rear, also benefits from its own en-suite facilities.

A separate study provides an ideal space for home working, complemented by a cloakroom for guests.

The first floor is the focal point of the home. The impressive sitting room mirrors the architectural character found below, with lofty ceilings, decorative cornicing and tall windows framing far-reaching views across the harbour and marina. A private terrace creates a delightful vantage point from which to enjoy the ever-changing coastal panorama, providing a remarkable backdrop throughout the seasons.

Also situated on the first floor are a well-appointed kitchen and a family bathroom, completing a versatile and highly practical layout.

While the apartment has been well maintained, it offers the opportunity to update and personalise the interiors if required.

A lockable store room provides useful additional space. To the rear of the property, approached through security gates, is a designated parking space.

LOCATION

The property is found just moments from Torquay's picturesque harbourside, Marina and seafront promenade. An excellent selection of restaurants, cafés, bars and shops are within easy walking distance, together with theatre, leisure facilities and everyday amenities. The harbour and waterfront provide an attractive focal point throughout the year, whilst nearby transport links offer convenient access both within Torbay and beyond.

VIEWING BY APPOINTMENT ONLY

Torquay offers a lifestyle that extends far beyond its coastline. The town is home to an array of parks, gardens and open green spaces, including the picturesque village of Cockington and its surrounding country park, as well as the historic Torre Abbey with its beautiful gardens and meadows. A year-round programme of cultural events adds to the town's vibrant character, while a wide range of sporting and leisure pursuits from golf, tennis and sailing to coastal walking, cater to a variety of interests.

CONNECTIVITY

The nearby South Devon Highway provides efficient road links to Exeter and the national motorway network, while Exeter Airport offers a growing range of domestic and international destinations. Torquay benefits from a direct rail service to London Paddington and connects with the wider intercity rail network at Newton Abbot, providing convenient links to Bristol, the North of England, and destinations throughout the South West Peninsula.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND E (Payable 2026/2027 £3002.98)

CURRENT MAINTENANCE/LEASE TERMS

£3600 per annum. 999 year lease from 1/7/2006, lease expiry date 30/6/3005, 979 years remaining.

MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)







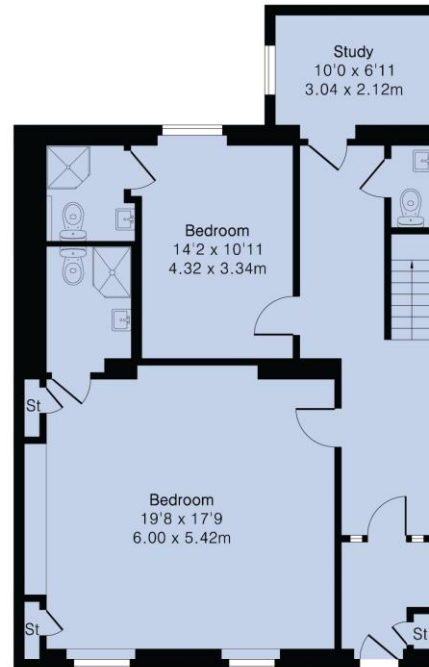
Approximate Gross Internal Area 1876 sq ft - 174 sq m

Ground Floor Area 938 sq ft – 87 sq m

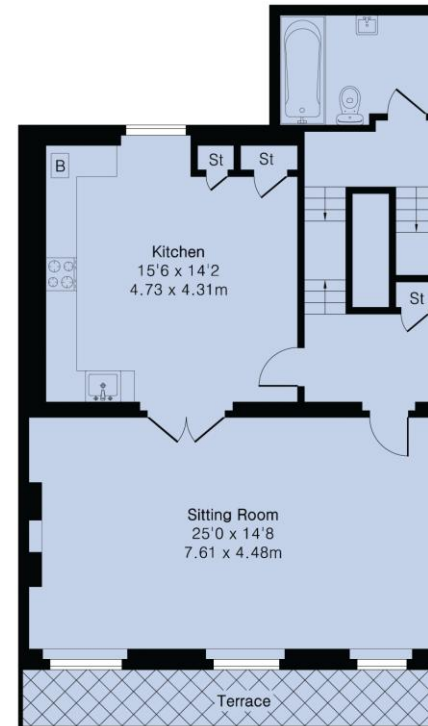
First Floor Area 938 sq ft – 87 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(46-54) E		
(39-45) F	60	78
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.