



4, Broadsands Broad Reach, Paignton

Paignton

Guide Price £400,000

ABSOLUTE

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4 Broadsands Broad Reach, Paignton

Exceptional two bedroom duplex penthouse with sea views, balcony and roof terrace, parking for two cars, communal gardens, underfloor heating, secure access, and share of freehold. No holiday lets.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Exceptional duplex style penthouse enjoying sea and coastal views
- Perfect location for access to beach, coast path and local amenities
- Well proportioned accommodation including comfortable lounge and study/snug area
- Contemporary fitted kitchen/dining room opening onto fantastic good sized roof terrace
- Main bedroom with en suite shower room and private balcony enjoying sea and coastal views
- Second double bedroom with built in furniture
- Contemporary fitted bathroom
- Two allocated parking spaces
- External store and shared rear courtyard plus well tended communal gardens
- Secure access, underfloor heating, share of freehold



Flat 4

4 Broadsands, Broad Reach, Paignton

Favoured residential location ideally situated for access to both Broadsands beach which provides excellent beach facilities and Elberry Cove with its sparkling crystal water. The South West coast path and other popular walks are all within easy reach. The Local amenities also include regular bus service, convenience store, pharmacy and cafe.

Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road – TQ4 5BP

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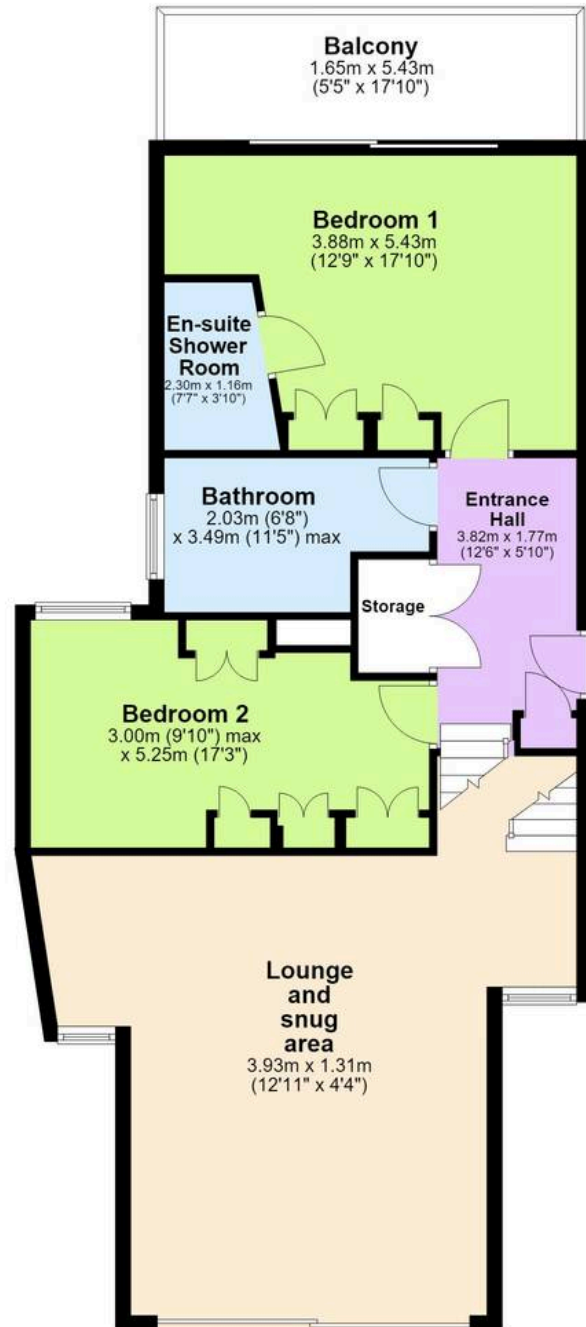
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First Floor

Approx. 88.1 sq. metres (948.3 sq. feet)
(excluding Balcony)



Top Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 142.7 sq. metres (1536.0 sq. feet)