



Offers in the Region of £400,000

Broad Reach,
Broadsands, Paignton,
TQ4 6FA

An exceptional two bedroom split-level penthouse situated just moments from Broadsands Beach, enjoying spectacular sea views and beautifully presented accommodation throughout. Highlights include a private roof terrace, sea-facing balcony, principal en-suite, two allocated parking spaces and landscaped communal gardens. With a share of freehold, underfloor heating and excellent energy-efficient features, this impressive coastal home offers a rare opportunity in one of the area's most desirable seaside locations.



Arranged over two levels, the penthouse has been thoughtfully designed to maximise its generous proportions, natural light and impressive coastal setting.

The lower level provides two well-proportioned double bedrooms, including a superb principal bedroom complete with its own en-suite bathroom and direct access onto a private balcony enjoying wonderful sea views. The second double bedroom is served by a separate contemporary family bathroom.

Also positioned on this floor is the spacious sitting room, providing an excellent setting for relaxing and entertaining. Large windows allow plenty of natural light into the room whilst enjoying an attractive outlook across the beautifully landscaped communal grounds.

Moving to the upper level, the property continues to impress with a stylish contemporary kitchen and breakfast room offering an excellent combination of practicality and modern design. From here, doors open directly onto the substantial private roof terrace.

The roof terrace is undoubtedly one of the property's standout features, providing a fantastic outdoor entertaining space with panoramic sea views. With ample room for outdoor furniture, it offers the perfect setting for alfresco dining, entertaining or simply relaxing and enjoying the coastal surroundings.

The apartment has also been designed with comfort and energy efficiency in mind. An eco mechanical ventilation and heat recovery system continually refreshes the air throughout the property, whilst underfloor heating with individual Omnie room controls provides convenient and efficient temperature management.

Outside, the development is surrounded by attractive landscaped communal gardens offering pleasant areas for residents to enjoy. The property also benefits from a separate private external storage unit, providing useful additional space.

Two allocated off-street parking spaces are included with the property, a particularly valuable feature given its sought-after coastal position.

The penthouse benefits from a share of the freehold together with a lease exceeding 900 years.

Perfectly positioned within easy walking distance of Broomsands Beach, this impressive home combines generous accommodation, outstanding private outdoor spaces and beautiful sea views. Whether sought as a permanent residence or coastal retreat, it represents a rare opportunity to enjoy contemporary seaside living in an exceptional location.

TENURE: Share of Freehold – 900+ Year Lease

PARKING: Two Allocated Off-Street Spaces

CHAIN: No Onward Chain Possible



Address 'Broad Reach, Broomsands, Paignton, TQ4 6FA'

Tenure 'Share Of Freehold'

Council Tax Band 'E'

EPC Rating '80 | C'

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