







Taylors
sales & lettings

Guide Price £275,000 - £285,000

Cleveland Road,
Paignton, TQ4 6HF

A truly exceptional two bedroom first floor apartment occupying arguably one of the finest positions within Kingswood Court, enjoying breathtaking open-water views across Paignton seafront towards the picturesque harbour and across to Thatchers Rock. Beautifully presented and finished to an impressive specification, the current owner has thoughtfully enhanced the apartment to maximise its incredible coastal outlook, even creating opportunities to enjoy a glimpse of the sea from virtually every room. Highlights include a stunning open-plan lounge/diner, newly fitted high-specification kitchen, contemporary bathroom, enclosed sea-facing balcony and private garage. Situated within the highly desirable Roundham area, the property is ideally placed for enjoying all that Paignton has to offer, with the vibrant harbour, seafront, town centre shops, cafés and restaurants all within easy reach, together with several beaches and direct access to the South West Coast Path. Paignton railway station is also nearby, providing direct rail services to London Paddington, making this an excellent choice for those relocating to the South West or seeking a coastal home with convenient connections to the capital. Beautifully maintained communal gardens surround the development and provide access down towards the harbour, further enhancing this exceptional coastal setting. Offered for sale with no onward chain.





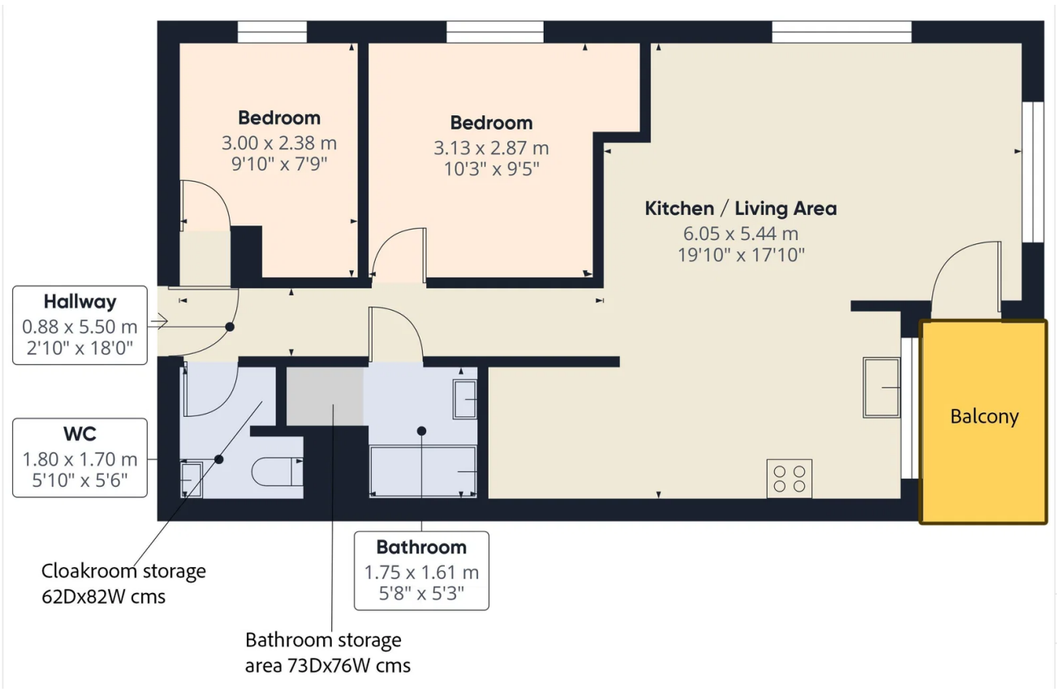
ENTRANCE HALLWAY - 0.88m x 5.5m (2'10" x 18'0") A welcoming entrance into the apartment providing access to the principal accommodation. Designer horizontal flat anthracite radiator.

OPEN PLAN LOUNGE / DINER - 6.05m x 5.44m (19'10" x 17'10") Without question one of the standout spaces within the apartment. This fantastic dual-aspect reception room is flooded with natural light and enjoys truly unforgettable panoramic views across Paignton seafront and the surrounding coastline. Low-profile uPVC double glazed windows have been cleverly utilised to maximise the outlook, allowing the spectacular sea views to be enjoyed even when relaxing from the sofa. The room itself offers excellent proportions with ample space for substantial lounge furniture alongside a dining table and chairs, creating a superb setting for both everyday living and entertaining. Designer horizontal flat anthracite radiators.

KITCHEN This beautifully appointed Second Nature kitchen was recently fitted by Kingsteighton Kitchens and finished to an impressive contemporary standard. The kitchen provides an excellent range of stylish cupboard and granite worktop space and is comprehensively equipped with integrated Bosch appliances, including a dishwasher, induction hob, eye-level oven and microwave, together with an integrated fridge/freezer. There is also plumbing and space for a washing machine and tumble dryer. A Franke stainless steel sink with mixer tap completes the practical and stylish workspace. Further features include an additional wine fridge and a full-height larder unit, providing excellent storage and convenience. The kitchen also enjoys another fantastic outlook, with direct views towards Paignton Harbour.

BEDROOM ONE - 3.13m x 2.87m (10'3" x 9'4") A bright and generously proportioned double bedroom providing ample space for a large bed and additional bedroom furniture. A uPVC double glazed window takes full advantage of the apartment's elevated position and provides beautiful open-aspect sea views. Radiator.

BEDROOM TWO - 3m x 2.38m (9'10" x 7'9") A well-proportioned second bedroom enjoying yet another fantastic outlook across Paignton seafront. The uPVC double glazed window allows plenty of natural light into the room whilst perfectly framing the coastal views. Radiator.



BATHROOM - 1.75m x 1.61m (5'8" x 5'3") A beautifully finished modern bathroom comprising a panelled bath with shower over and vanity wash hand basin, complemented by a heated towel rail and radiator. In keeping with the owner's desire to maximise the property's incredible position, a cleverly positioned opening provides a unique snapshot of the sea beyond.

SEPARATE CLOAKROOM A useful separate cloakroom comprising a Comfort level WC and vanity wash hand basin, together with convenient coat storage.

SEA FACING BALCONY A fantastic enclosed private balcony providing an exceptional place from which to enjoy the property's coastal setting. With spectacular views overlooking Paignton Harbour and the surrounding coastline, there is space for outdoor seating, making this a wonderful spot to sit and take in the scenery throughout the year.

COMMUNAL GARDENS Kingswood Court is surrounded by beautifully maintained communal grounds, with established lawned gardens providing further wonderful sea views. The development also benefits from convenient pedestrian access leading down towards Paignton Harbour, placing the waterfront and surrounding amenities within easy reach.

GARAGE The apartment benefits from its own garage, providing valuable additional parking or storage.

VISITOR PARKING Further visitor parking is available within the development for the convenience of guests.

VERIFIED MATERIAL INFORMATION

Tenure: Leasehold
Lease length: 990 years remaining (999 years from 2017)
Ground rent: £25/year
Service charge: £2,500/year

Total floor area: 62 square metres.

Address 'Cleveland Road, Paignton, TQ4 6HF

Tenure 'Share Of Freehold'

Council Tax Band 'C'

EPC Rating '76 | C'

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