



Guide Price £650,000 - £700,000

Alta Vista Road,
Paignton, TQ4 6DA

This impressive three storey luxury apartment provides house like living on a generous scale. Boasting substantial internal space with a spacious kitchen, large lounge/diner, downstairs cloakroom, four double bedrooms, two of which are en-suite, a further family bathroom, a craft room, an exceptionally large bar/games room, gym, private gardens, parking and a double garage. The property offers the perfect blend of apartment convenience with large family home proportions. This apartment enjoys stunning panoramic sea views overlooking Goodrington Sands Beach and stretching across to Berry Head in Brixham. The property further benefits from a private gated access from the development, providing a direct route onto the beach and into Young's Park, which leads through to the popular Cantina Kitchen and Bar.



KITCHEN A spacious and light filled kitchen featuring an extensive range of high gloss wall, base and drawer units complemented by roll edge work surfaces. The room incorporates a 1.5 bowl stainless steel sink with drainer, a Belling gas range style cooker with five ring hob and extractor hood, an integrated dishwasher, and space with plumbing for an American style fridge freezer alongside space for an additional under counter appliance. Further highlights include a deep fitted pantry cupboard, tiled splash back, and a Worcester combination boiler. A uPVC double glazed window perfectly frames the phenomenal panoramic sea views, while a uPVC double glazed door provides direct access to the garden.

LOUNGE/DINER An exceptionally generous open plan lounge and dining area offering superb space for both relaxing and entertaining. Double aspect uPVC double glazing captures uninterrupted sea views, with French doors open onto the garden. The room is completed with gas central heating radiators.

CLOAKROOM A practical ground floor cloakroom comprising a low level WC, vanity wash hand basin with storage beneath, PVC panelled walls, extractor fan and LED mirror.

BEDROOM FOUR A beautifully proportioned double bedroom enjoying breathtaking views across Goodrington Sands Beach towards Brixham. uPVC double glazed window and gas central heating radiator.

FIRST FLOOR

BEDROOM ONE An impressive principal bedroom boasting magnificent sea views and an abundance of space. uPVC double glazed window, two gas central heating radiators and door leading to

EN-SUITE A contemporary en-suite fitted with a low level WC, vanity wash basin with storage, and corner shower enclosure. Finished with complementary PVC panelled walls, shaver point, extractor fan, and white heated towel rail.

BEDROOM TWO A great sized second bedroom featuring an office/study area accessed through to the bedroom. The bedroom enjoys beautiful sea views across Goodrington Beach towards Brixham, along with a uPVC double glazed window and gas central heating radiator.

EN-SUITE Comprising a low level WC, pedestal wash basin, and double shower cubicle with tiled walls and extractor fan.

BEDROOM THREE Another generously sized double bedroom offering spectacular sea views, uPVC double glazed window, and gas central heating radiator.

HOBBY ROOM/STUDY A versatile and spacious room currently utilised as a craft studio, fitted with base and drawer storage units, roll edge work surfaces, wall units, shelving, and a gas central heating radiator. A door leads to a notably large built in storage cupboard.

BATHROOM A three piece family bathroom including a low level WC, pedestal wash basin, and panelled bath. Additional features include tiled walls, extractor fan, mirrored medicine cabinet and white heated towel rail.

LOWER GROUND FLOOR

BAR/GAMES ROOM An outstandingly large bar and games room designed with entertaining in mind. The bar area features base units with work surfaces, seating for nine, Foster's tap, 1.5 bowl stainless steel sink with drainer, and wall mounted shelving. The remaining space provides ample room for activities and games.

GYM/UTILITY A spacious gym enjoying attractive sea views and incorporating utility provisions with space and plumbing for a washing machine and tumble dryer beneath fitted work surfaces. A walk in shower is ideal workouts or beach visits, alongside a separate WC, uPVC double glazed window, and uPVC door providing access to the parking area.

OUTSIDE

GARDEN The south facing rear garden has been thoughtfully landscaped for low maintenance while maximising the stunning coastal views. A patio area offers an ideal setting for outdoor dining and entertaining, with composite decking steps descending to an artificial lawn, additional patio seating areas, and raised flower beds stocked with mature shrubs and planting. The gardens overlook Goodrington Sands Beach and extend towards Berry Head.

PARKING Allocated off road parking for two vehicles is provided, with a gated access from the car park leading directly onto the beach and Young's Park green.

DOUBLE GARAGE A substantial double garage fitted with two metal up and over doors, overhead lighting, power points, and base storage units with work surfaces above.

MATERIAL INFORMATION 975 years remaining on the lease. Service charge £1,500 per year.



Address 'Alta Vista Road, Paignton, TQ4 6DA'

Tenure 'Leasehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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