



Apartment 4, Broadsands



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Broad Reach, Paignton, TQ4 6FA

Brixham 2.5 miles Dartmouth 5.5 miles Torquay Marina 5.5 miles

A split-level penthouse, seconds away from Broadsands beach with Balcony, Roof terrace Master En-suite & Private parking.

- NO ONWARD CHAIN POSSIBLE
- Allocated, Off-street Parking
- Share Of Freehold (900+ Year Lease)
- Under-Floor Heating
- Share of Freehold
- Sea Views
- Private Roof Terrace & Landscaped Communal Gardens
- Eco Mechanical Ventilation and Heat Recovery System
- Walking Distance To Broadsands Beach
- Council Tax Band: E

Guide Price £450,000

This stunning split-level penthouse offers the perfect blend of luxury living in a prime coastal location, set just seconds from the sandy shores of Broadsands Beach. With breath-taking sea views and a share of the freehold, this exceptional home has been designed to maximize light, space, and comfort, making it an ideal choice for those seeking a stylish seaside retreat or an impressive full-time residence. Private off-street parking for two vehicles further enhances its appeal.

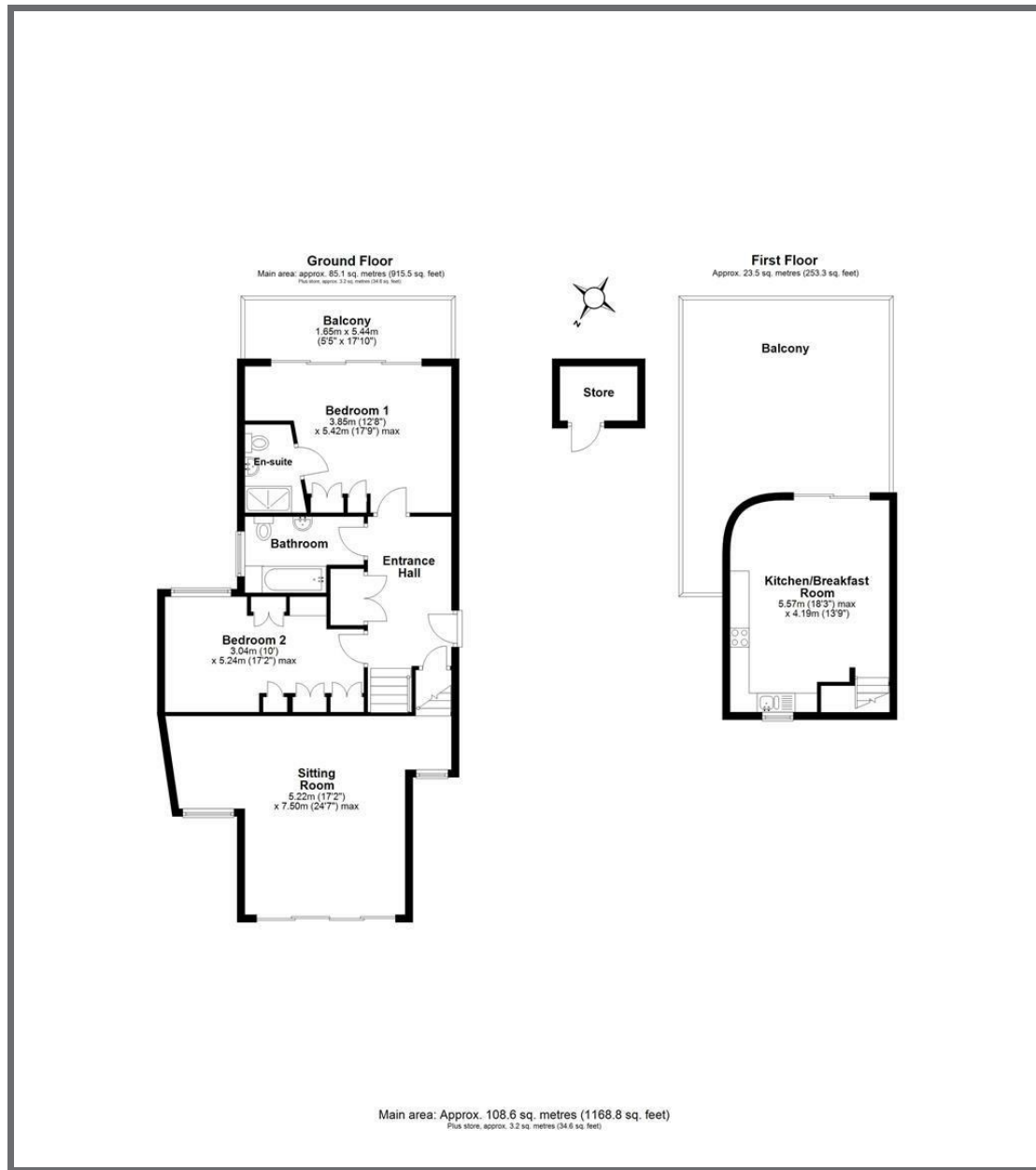
The lower level of the penthouse features two generously proportioned bedrooms, including a superb master suite with its own en-suite bathroom and access to a private balcony overlooking the sea. A second double bedroom is served by a modern family bathroom, both with bespoke fitted wardrobes, while the spacious sitting room provides the perfect place to relax or entertain, with large windows framing the captivating landscaped communal grounds. The entrance hall and thoughtful layout create a welcoming flow throughout this floor.

Ascending to the upper level, the penthouse continues to impress with a contemporary kitchen and breakfast room, offering both functionality and style. From here, doors open directly onto a substantial, south-facing private roof terrace, where you can enjoy al fresco dining and panoramic views of the sea. An advanced air filtration system, refreshing the air six times an hour, ensures a consistently clean and healthy living environment. The Underfloor heating system, with Omnie individual room heating controls provides an enviable low-energy living environment. With its enviable location, stunning views, and generous outdoor spaces, this split-level penthouse represents a rare opportunity to secure a coastal home of real distinction. Whether as a luxurious holiday getaway or a permanent residence, it combines elegant interiors with the ultimate seaside lifestyle. A separate outside storage unit provides additional practicality.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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