



Guide Price £330,000 - £345,000

Marine Drive,
Paignton, TQ3 2PP

A beautifully presented three bedroom ground floor apartment located in the prestigious private complex of Redcliffe court, in the highly desirable location of Preston, Paignton. The building sits on the seafront of Preston sands beach and is ideally situated within easy reach of both Preston and Paignton beach, cafes and restaurants, bus links, shops, and more. The apartment comprises of a welcoming entrance hallway, a large lounge/diner, a beautiful and newly installed kitchen, three double bedrooms with the master being en-suite, a further family bathroom, a balcony and allocated parking.



ENTRANCE HALL A fire safe entrance door opens into a welcoming entrance hallway featuring overhead lighting, deep fitted storage cupboards, an electric radiator, and doors leading to the principal rooms.

KITCHEN A beautifully appointed and newly fitted kitchen finished to a wonderful standard, featuring a stylish range of shaker style wall, base and drawer units complemented by elegant quartz work surfaces. The kitchen benefits from an inset 1 bowl sink with integrated quartz drainer, contemporary tiled splashbacks, under-unit lighting, and a useful full length larder cupboard. Integrated Bosch appliances include a single oven with grill, four ring electric hob with extractor hood over, fridge freezer, dishwasher, and washer/dryer. A glazed internal window provides an attractive outlook into the lounge/dining room.

LOUNGE/DINING ROOM A wonderfully spacious open plan lounge and dining area, perfectly designed for both relaxing and entertaining. This impressive room enjoys stunning sea views across Preston sands and towards Torquay, with double aspect arched uPVC double glazed windows and elegant arched French doors opening onto the balcony. Additional features include a feature electric fireplace with real flame fire, TV and internet points, ample space for furnishings, and an electric radiator.

BEDROOM ONE A generously proportioned main bedroom featuring built in wardrobes, double aspect arched uPVC double glazed windows, an electric radiator, censor lighting, and direct access to the en-suite shower room.

EN-SUITE A well appointed en-suite comprising a low level WC, pedestal wash hand basin, and walk in shower enclosure. Further features include part tiled walls, a mirrored medicine cabinet with lights that are also demist heaters, chrome heated towel rail and an obscure glazed arched uPVC window.



BEDROOM TWO A spacious second double bedroom overlooking the front aspect of the building, complete with built in wardrobes, an electric radiator, censor lighting, and arched uPVC double glazed French doors opening onto a charming Juliet balcony.

BEDROOM THREE A versatile and generously sized third double bedroom, ideal for use as a guest room, home office, or study. The room benefits from newly fitted built in wardrobes, arched uPVC double glazed windows and an electric radiator.

BATHROOM A modern family bathroom featuring a low level WC, a “his and hers” double vanity unit with quartz work surfaces and fitted storage beneath, and a panelled bath. Additional features include part tiled walls, an LED Bluetooth mirror with lights that are also demist heaters, chrome heated towel rail, and an obscure glazed arched uPVC window.

OUTSIDE The apartment enjoys a sizeable private balcony overlooking Preston Beach, providing the perfect setting for alfresco dining while taking in the beautiful coastal views. Residents of Redcliffe Court also benefit from exclusive access to a large communal sun terrace overlooking the bay, offering truly breathtaking panoramic sea views.

PARKING Allocated parking as well as visitors parking. Access to a secure private storage unit.

AGENTS NOTE The management company is Redcliffe Court LTD, all in house, with all 21 apartments having equal share of the freehold, no ground rent ,insurance included. The water being £300 per annum.



Address 'Marine Drive, Paignton, TQ3 2PP'

Tenure 'Leasehold'

Council Tax Band 'F'

EPC Rating '60 | D'

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