



Offers in the Region of £300,000

Cliff Park Court, Cliff
Park Avenue,
Paignton, TQ4 6LW

A wonderfully spacious two bedroom apartment located in the highly sought after and prestigious complex of Cliff Court in Goodrington, Paignton. The property comprises of a welcoming inner hallway, a large living room with breathtaking sea views, a fitted kitchen, two double bedrooms with the master being en-suite, a further family bathroom, parking and a balcony overlooking the sea. The property is perfectly situated within a stones throw of Goodrington beach, local shops, bus links, cafes and more. The apartment is being sold with no onward chain!



ENTRANCE HALL A fire safe front door opens into a welcoming inner hallway, providing access to all principal rooms. The hallway features two fitted storage cupboards, an intercom system, and a thermostat control.

LIVING ROOM A spacious and light filled living area boasting breathtaking sea views, complemented by a charming outlook of the nearby steam train. The room benefits from double-aspect uPVC double-glazed windows that beautifully frame the scenery, as well as sliding doors leading onto the balcony. Two gas central heating radiators ensure comfort throughout.

KITCHEN A generously sized, well appointed kitchen featuring a comprehensive range of wall, base, and drawer units with roll edged work surfaces. There is a 1.5 bowl stainless steel sink with drainer, an eye level integrated electric oven with grill, and a four ring induction hob with extractor hood above. Integrated appliances include a fridge freezer, dishwasher, and washing machine. Additional features include tiled splashbacks, double aspect double glazed windows, a breakfast bar seating area, a Glow worm boiler, and a gas central heating radiator.

BEDROOM ONE An impressive principal bedroom offering stunning sea views across to Thatchers Rock, Torquay. The room includes built in wardrobes, uPVC double glazed windows, and a gas central heating radiator, with direct access to the en-suite.

EN-SUITE A spacious en-suite comprising a low level WC, pedestal wash hand basin, corner shower unit, and bidet. Finished with tiled walls, an extractor fan, and a gas central heating radiator.

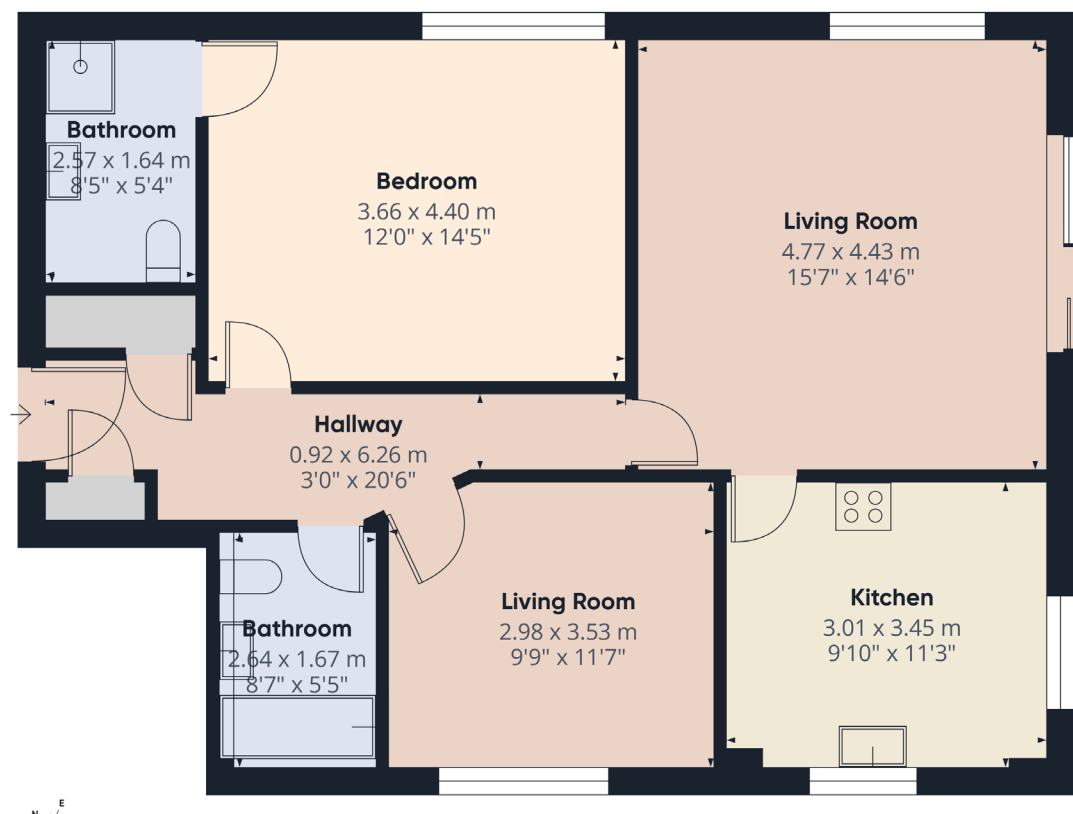
BEDROOM TWO A second well proportioned double bedroom overlooking the side aspect of the building, complete with built in wardrobes, a uPVC double glazed window and a gas central heating radiator.

BATHROOM A well presented three piece suite including a low level WC, pedestal wash hand basin, and panelled bath. The bathroom is complemented by tiled walls, an extractor fan, and a gas central heating radiator.

OUTSIDE

BALCONY A well sized private balcony with contemporary glass balustrades, offering stunning panoramic sea views, perfect for alfresco dining.

COMMUNAL GROUNDS & PARKING The property is set within beautifully maintained communal gardens that surround the development. Residents also benefit from private parking and a secure gated access point leading to a tunnel providing access down to the sea.



Address 'Cliff Park Court, Cliff Park Avenue, Paignton, TQ4 6LW'

Tenure 'Leasehold'

Council Tax Band 'E'

EPC Rating 'TBC'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ