



Connells

Surf Cliff Park Road
Paignton



Property Description

**** GUIDE PRICE £180,000 - £190,000 ****
Nestled within one of the most desirable pockets of the bay, where the gentle rhythm of coastal life meets everyday convenience, this charming ground floor apartment offers far more than just a place to live—it offers a lifestyle to be enjoyed. Positioned just a short stroll from the ever-popular Goodrington Beach, the apartment allows you to embrace coastal living in its purest form. Morning walks along the sand, spontaneous dips in the sea, or simply enjoying the view—everything is within easy reach. Local shops, cafés, and amenities are also close by, ensuring that daily conveniences are never far away.

This is a home that effortlessly balances lifestyle and practicality. It caters equally well to those seeking a full-time residence, a peaceful retreat, or a smart investment in a highly sought-after area—while the restriction of no holiday lets ensures a settled and community-focused environment.

On Approach

As you arrive, the sense of ease and accessibility is immediately clear. With its own private entrance, the apartment welcomes you in with a feeling of independence rarely found in properties of this kind. The allocated parking space sits conveniently nearby, accompanied by additional visitor parking, ensuring both residents and guests are always well catered for.

Step Inside

Stepping inside, the apartment unfolds into a thoughtfully designed and beautifully presented home. The living/dining room forms the heart of the property—a bright, inviting space where natural light pours in, creating a warm and relaxed atmosphere. Whether it's unwinding at the end of the day, enjoying a quiet morning coffee, or hosting friends for dinner, this room effortlessly adapts to every moment. There is a sense of openness here, balanced perfectly with comfort, making it easy to imagine both lively gatherings and peaceful evenings.

Lounge & Kitchen

Flowing seamlessly from the main living space is the fitted modern kitchen. Stylish yet practical, it has been carefully designed with contemporary living in mind. Clean lines, ample storage, and well-planned work surfaces make cooking a pleasure rather than a chore. It's a space where function meets sophistication, whether preparing a quick weekday meal or experimenting with something more indulgent at the weekend.

Utility

Beyond the kitchen, an unexpected highlight awaits—the utility/conservatory. This versatile space adds a unique dimension to the home. Bathed in natural light thanks to the striking bi-fold window, it creates an airy, almost indoor-outdoor feel.

It is equally suited as a practical utility area, a sunroom for reading, or even a quiet retreat to take in the day. With the bi-fold window thrown open, fresh coastal air drifts through, bringing the outside in and enhancing the apartment's connection to its surroundings.

Bedrooms & Ensuite

The accommodation continues with two well-proportioned bedrooms, each designed to offer comfort and tranquillity. The principal bedroom enjoys the added luxury of its own en-suite, creating a private haven where mornings begin calmly and evenings wind down in peace. The second bedroom is equally versatile, ideal as a guest room, home office, or additional sleeping space depending on your needs.

Complementing the en-suite is a separate, modern shower room/WC, finished to a high standard and conveniently located to serve both the second bedroom and guests. Practicality has been carefully considered throughout the property, with uPVC double glazing and gas central heating ensuring warmth, efficiency, and comfort in every season.

Outside

Yet what truly elevates this apartment is its connection to the outdoors. Step outside and discover the beautifully maintained communal gardens. Laid out with stone chippings, established shrubs, and thoughtfully placed seating areas, the gardens provide a peaceful setting to relax, socialise, or simply enjoy a moment of calm in the fresh air.

Directly outside the apartment itself, a private decked area offers the perfect spot for al fresco dining. Picture warm summer evenings spent here, enjoying meals with friends or a quiet glass of wine as the sun begins to dip. A set of steps leads down from the deck to a foot gate, offering convenient access towards the beach—an enviable feature that truly sets this home apart.

Location

Positioned just a short stroll from the ever-popular Goodrington Beach, the apartment allows you to embrace coastal living in its purest form. Morning walks along the sand, spontaneous dips in the sea, or simply enjoying the view—everything is within easy reach. Local shops, cafés, and amenities are also close by, ensuring that daily conveniences are never far away.

Additional

Additional details further enhance the appeal, with a modest ground rent of £50 per annum and a service charge of approximately £1100 per annum, contributing to the upkeep of the communal spaces and overall presentation of the development.









Total floor area 54.0 m² (581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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51 Hyde Road
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EPC Rating: C Council Tax Band: A

Service Charge: 1100.00

Ground Rent: 50.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Jan 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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