



Torquay

2x 2x

ENERGY RATING
TBC

- Video Walk-through Available
- Duplex Department
- Stunning Sea Views
- 2 Large Double Bedrooms (x1 En Suite)
- Bathroom
- Large Lounge/Diner
- Large Kitchen
- Private Balcony
- Private Decked Area
- Storeroom & Undercover Parking Space

Asking Price:
£425,000
LEASEHOLD

2 Marine Palms, Warren Road, Torquay, TQ2 5TT



1000s of homes sold in Teignbridge

78 Queen Street, Newton
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Discover coastal living at its finest in this well-presented duplex apartment, offering stunning uninterrupted sea views and generous living spaces. Situated in Marine Palms, Torquay, this residence provides a superb opportunity to embrace a relaxed lifestyle by the sea. Marine Palms offers a prime, elevated coastal location with panoramic views of Torbay. It provides immediate access to the seafront promenade, Rock Walk, and Torre Abbey Sands, while being within short walking distance of Torquay Harbour, the Princess Theatre, and town centre shopping.

The Accommodation:

Accessed via a welcoming entrance hall, this spacious duplex apartment is thoughtfully laid out over two levels. From the entrance hall you will find two sizable double bedrooms, each offering comfort and privacy with spectacular views towards Berry Head. The primary bedroom benefits from an en-suite shower room with three-piece suite comprising low level WC with push button flush, wall hung hand wash basin, large walk-in shower and full tiled floor and walls. A second well-appointed bathroom serves the additional bedroom, both bedrooms open onto a private balcony, an ideal spot for enjoying your morning coffee or evening sunsets over the water. The lower ground floor benefits from two large storage cupboards and the inner hall leads to the heart of the home which is a generously proportioned lounge/diner, perfect for entertaining or relaxing while enjoying the captivating sea views. This inviting space seamlessly connects to a private decked area, extending your living outdoors. The large well-appointed kitchen is accessed through glass sliding doors with matching wall, base and drawer units, roll edged work surfaces, space for American style fridge/freezer and range cooker. Underfloor heating and air conditioning is installed throughout the duplex apartment. The convenience of a lift within the block ensures easy access.

Parking:

The apartment includes an allocated undercover parking space.

Gardens:

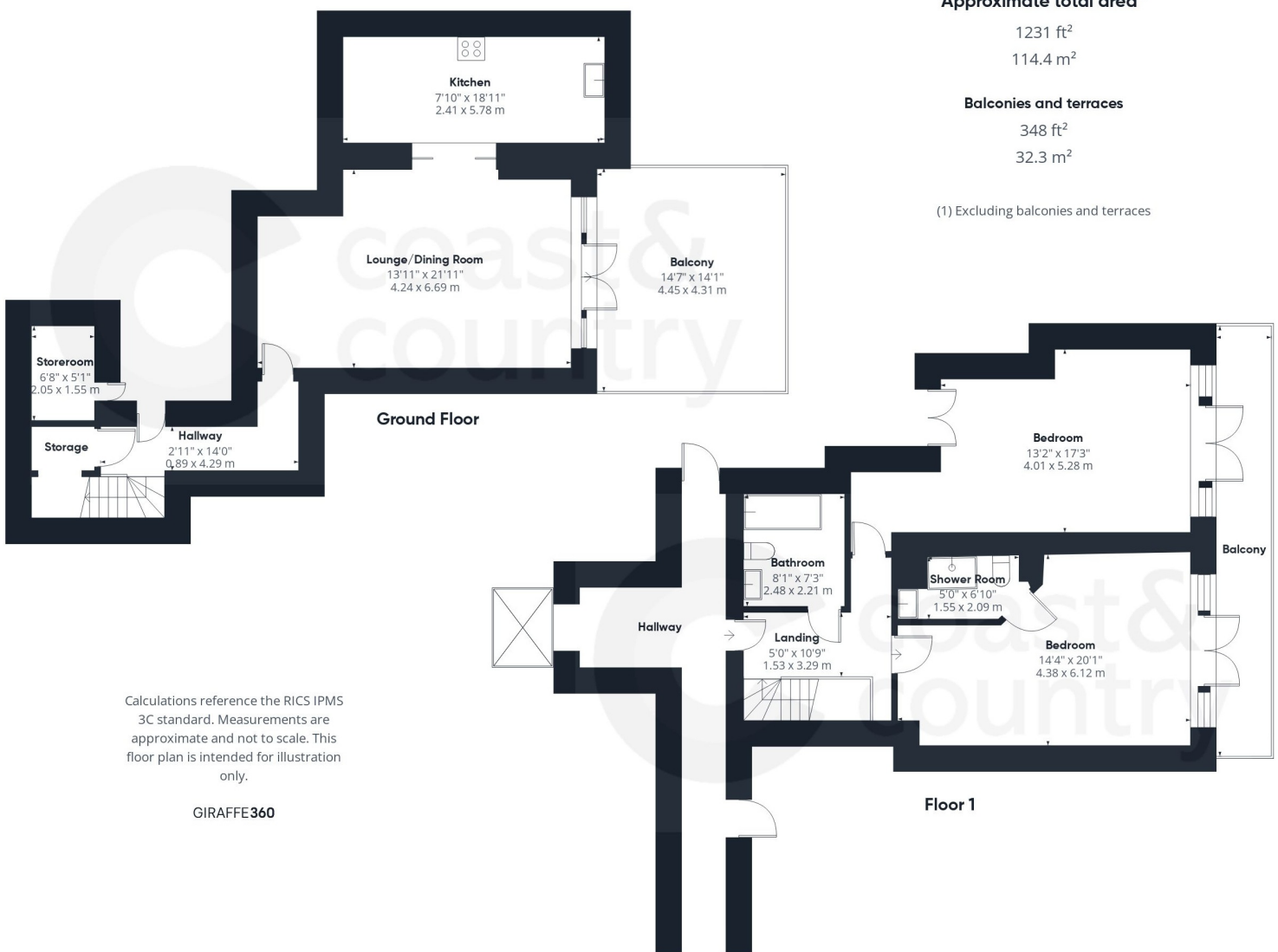
The property benefits from a private balcony and a private decked area, offering wonderful spaces to dine alfresco or simply unwind while taking in the magnificent coastal scenery. Residents also have access to communal gardens, providing additional outdoor enjoyment.

Directions:

From Penn Inn roundabout, take the A380 South Devon Highway towards Torquay. Merge onto the A380/Kingskerswell Road, then take the exit towards Riviera International Centre/Torquay/Sea Front. Follow signs for Torquay (A3022), continue onto Newton Road and then Avenue Road, this eventually turns into The King's Drive. Turn left at the traffic lights and continue along the seafront until the road splits, continue uphill on Sheddon Hill Road and then turn second right into Warren Road. The property can be found on the right hand side.



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Agents Notes:

Council Tax: Currently Band E
 Tenure: Leasehold
 Lease Length: 999 years from 01/12/2007
 Combined Ground Rent & Service Charge as of Dec 2025: Approximately £3445 per annum.
 Review Period: Annually
 Pets allowed
 No subletting
 Mains water. Mains drainage. Mains gas. Mains electricity.
 Development managed by Crown Property Management

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.