

ABSOLUTE

4 Marine Palm Warren Road, Torquay

Offers Over **£350,000**



4 Marine Palm Warren Road

Torquay

Situated within a distinctive blue plaque Victorian building in the Belgravia Conservation Area, Marine Palms combines architectural character with a coastal setting above Torquay's seafront.

Converted into apartments by McCarthy in 2008, the development occupies a position that brings the coastline, beaches and waterfront amenities into everyday life. The building's blue plaque commemorates its association with the novelist and statesman Edward Bulwer-Lytton, adding a further layer of interest to this established Torquay address.

- Exceptional views across Tor Bay towards the coastline and Abbey Sands.
- Spacious two-bedroom apartment within a blue plaque Victorian conversion.
- Generous sitting/dining room with French doors to a sea-facing dining balcony
- Principal bedroom with fitted wardrobes, en-suite and garden access
- Second double bedroom with fitted wardrobes and its own balcony
- Engineered oak flooring and zoned underfloor heating
- Air conditioning in the sitting/dining room
- Electrically gated undercroft parking and communal lift access
- Mediterranean-style communal gardens close to Torquay's seafront amenities







COMMUNAL GARDEN

The main sea-facing balcony forms a natural extension of the sitting/dining room, with sufficient space for an outdoor dining table and chairs. Its glass and stainless steel balustrade allows the coastal outlook to remain the focus, while composite decking, inset lighting and external power sockets make this a practical space for relaxing and entertaining. A second balcony opens from bedroom two and enjoys a different perspective towards Torre Abbey. The principal bedroom also has French doors opening towards the Mediterranean-style communal gardens, which are accessible from the main accommodation level. The apartment benefits from a private undercroft parking space with electrically gated access and a communal lift connection. Infrastructure has been provided to enable owners to arrange installation of their own EV charger, subject to the necessary approvals and installation arrangements. A separate private lower-ground-floor store is also associated with the apartment.

SECURE GATED

1 Parking Space

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Marine Palms occupies an elevated position on Warren Road above Torquay's seafront, within the Belgravia Conservation Area. This part of the town combines Victorian architecture with landscaped coastal surroundings, placing the beach, waterfront restaurants and harbour within the surrounding neighbourhood. Paths wind through Mediterranean planting across the hillside, with viewing points overlooking the water, Princess Gardens and the harbour. Abbey Sands is one of the principal attractions of this location. The sandy beach is bordered by the promenade, with cafés and restaurants close by, making it easy to combine time beside the water with breakfast, lunch or an evening meal. The Abbey Sands development adds further dining choices overlooking the seafront, while the promenade provides an enjoyable route around the waterfront. Towards the harbour, Princess Gardens and Princess Pier provide further places to enjoy the coastal setting. The marina and harbourside offer a lively contrast to the apartment's elevated outlook, with boats, waterfront cafés and restaurants around Vaughan Parade and Beacon Quay.

For shopping and everyday errands, Fleet Walk and the wider town centre are accessible beyond the waterfront. This allows residents to combine practical trips into town with a visit to the harbour or a walk along the promenade, helping the location work as a permanent home as well as a coastal retreat.

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Total area: approx. 92.7 sq. metres (997.5 sq. feet)



Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

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