



JOHN COUCH
THE ESTATE AGENT

Apartment B3 Shirley Towers
Vane Hill Road Torquay Devon

£445,000 Leasehold



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With panoramic views into the Marina and around the Bay this spacious three bedroom apartment has been stylishly refurbished to provide a superb marine home with garage parking

- Panoramic marine views ■ Landmark development
- Two reception rooms ■ Kitchen/breakfast room
- Utility room ■ Principal bedroom with en-suite
- Two further bedrooms ■ Bathroom ■ Garage

FOR SALE LEASEHOLD

Capturing the essence of seaside living this stylishly presented apartment is part of a well-managed landmark development built during the early 1960's in an elevated residential location that captures bird's eye views directly into the marina and around Tor Bay.

This elegantly updated residence offers spacious accommodation that extends to over 1500sqft and occupies the entire floor of the building with the principal rooms designed to showcase the stunning marine views.

LOCATION

Vane Hill Road is in an elevated position sitting directly above the Marina and was one of the first residential areas in Torquay where grand Victorian villas were built to take advantage of the extensive bay views this location offers.

This location falls within the Torquay Harbour Conservation area and is linked to the seaside promenade, Marina and town via a series of steps and pathways. Close by is Daddyhole Plain where the South West Coastal Path leads to the beach at Meadfoot with its iconic beach huts and licensed café with a beachside terrace. At the nearby village style community of Wellwood there are excellent local amenities with a Parish Church, pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes.

INSIDE

Located just one floor up from entrance level Apartment B3 is accessed via lift or stairs that rise to a lobby area exclusive to this apartment. The front door opens to a welcoming entrance hall where the imaginative design allows natural light to flow and ensures that the impressive views are immediately visible.

Glazed double doors open to the sitting room which is very well proportioned with space for a principal seating area set around the fireplace and TV with additional seating areas positioned next to the large windows that frame the views making this the perfect place to relax and observe the daytime activity in the Marina and as dusk falls to watch the twinkling lights around the bay.

From the sitting room the space opens to the formal dining room which is large enough for a table and chairs as well as ancillary furniture. The full-width windows frame stunning harbour and bay views.

From the dining room double doors with glazed panels open to the adjacent kitchen where there is a window to the side aspect and a full range of stylish wall and base units incorporating a good range of integrated appliances. Contrasting granite countertops wrap around to create a natural breakfast bar.

VIEWING BY APPOINTMENT ONLY

Adjacent to the kitchen is a utility room with space and plumbing for laundry appliances.

The principal bedroom suite is a lovely retreat with captivating bay views, and a good range of built-in wardrobes. The contemporary en-suite shower room has a double shower cubicle and there is a window to the side aspect.

Bedroom two is a spacious double room where a large window provides excellent natural light and there are double built-in wardrobes

The third bedroom also has a built-in cupboard and is fitted with an ingenious piece of furniture which transforms the space from a home office to a bedroom within moments. (www.studybed).

Completing the accommodation is a stylishly refitted bathroom with a window for natural light and ventilation.

OUTSIDE

The apartment has its own garage with additional individual secure storage available beneath the building. Visitors parking is provided to the front entrance and to the rear, south side of the building there is a small communal lawned garden.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era.

The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival and in early summer the English Riviera Air Show is not to be missed.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2026/2027 £3,548.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

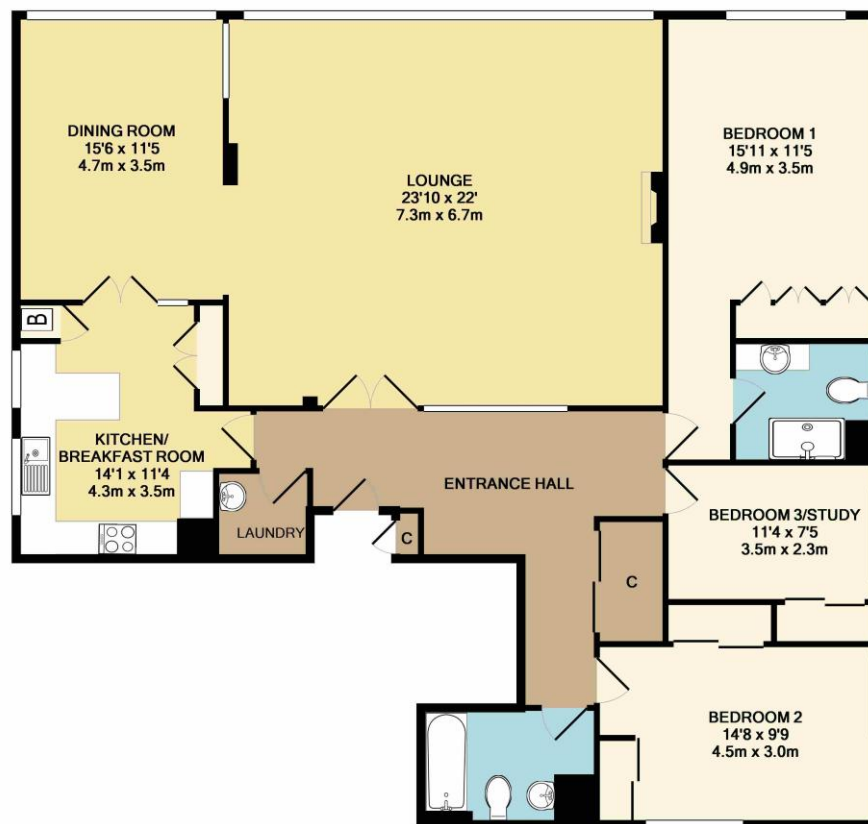
CURRENT MAINTENANCE/LENGTH OF LEASE £3950 per annum. 1024 years from 24/06/1966 lease expiry date 01/01/3012, 965 years remaining. Owners own a share of the freehold.

GENERAL GUIDANCE.

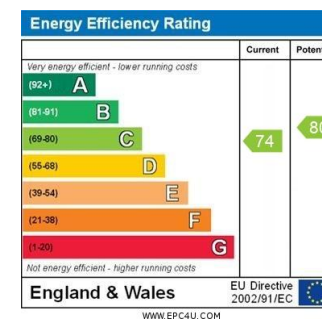
Pets and Holiday letting are not permitted Short term lets of six month are allowed but only with the express permission of the board of directors. Consecutive letting is not permitted.







TOTAL APPROX. FLOOR AREA 1672 SQ.FT. (155.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.