



Red Brook Close, Broadsands Park, Paignton, TQ4 7NU

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£435,000 Freehold



Occupying an enviable position within the highly sought-after Broadsands Park area, this beautifully refurbished reverse-level, **THREE BEDROOM SEMI DETACHED HOUSE** enjoys panoramic sea and coastal views, extending across the surrounding area and coastline.

Having undergone comprehensive refurbishment in recent years, the property offers an exceptional turn key home, finished to a high standard throughout and ready for immediate occupation with the added benefit of **NO ONWARD CHAIN**.

Approached via a generous hardstanding providing ample off-road parking, together with a useful carport, the property also benefits from an attractive enclosed Mediterranean-style front garden, creating an inviting first impression.

The reverse-level design has been thoughtfully planned to maximise the spectacular outlook. On the entrance floor, a welcoming reception hall provides access to a contemporary shower room/W.C and an impressive fitted kitchen. Beautifully appointed with an extensive range of modern wall and base units, complementary work surfaces and integrated appliances including a fridge/freezer and built-in oven and hob, the kitchen combines style with practicality while perfectly framing the stunning coastal vistas.

The spacious dual-aspect lounge/dining room is flooded with natural light and enjoys uninterrupted views from its elevated position. A contemporary wall-mounted electric fire provides an attractive focal point, creating a warm and inviting living space ideal for both relaxing and entertaining. A door opens directly onto a superb balcony where the spectacular 180-degree panoramic outlook can truly be appreciated, encompassing the surrounding neighbourhood, the sparkling coastline and the sea beyond.

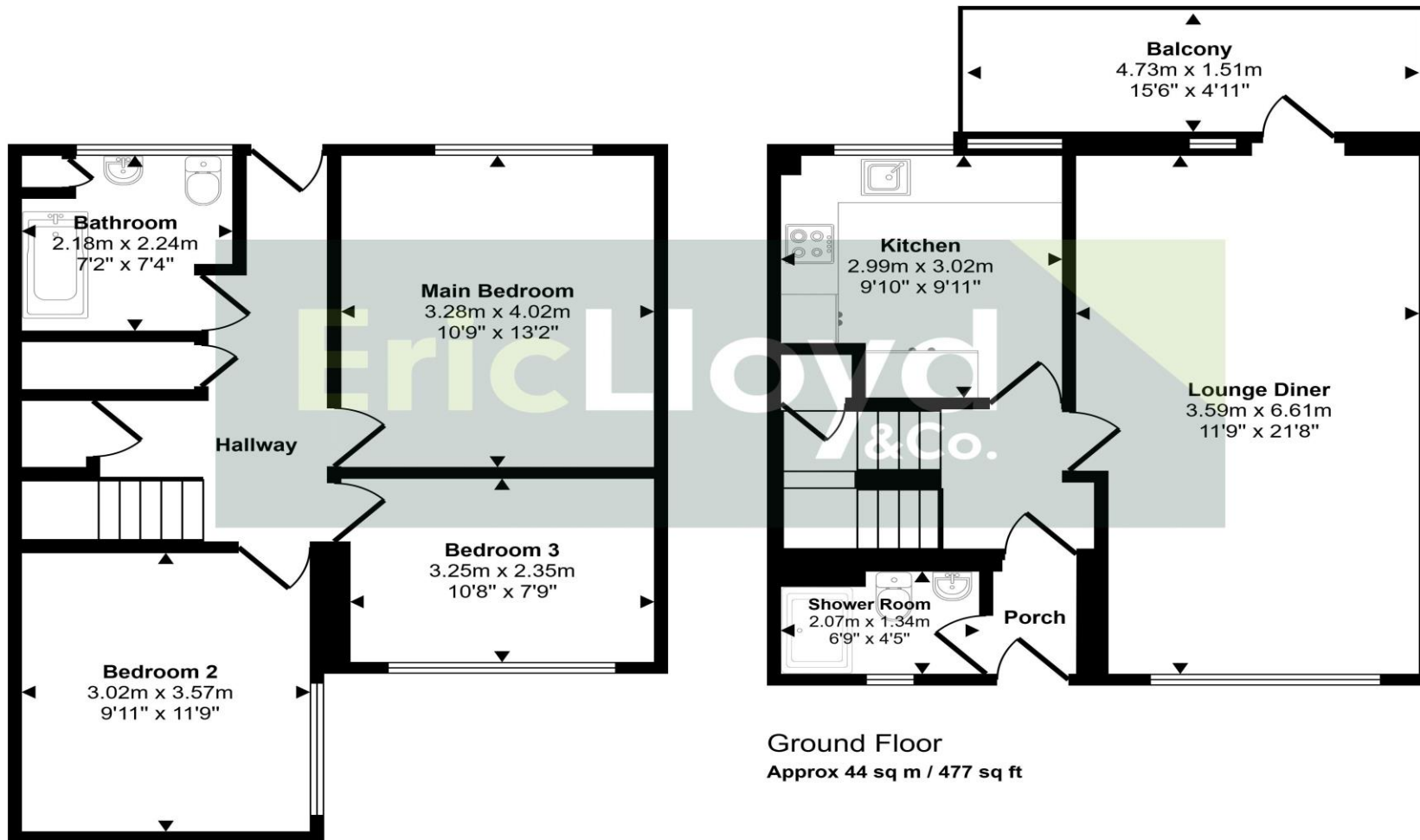
On the lower ground floor are three generously proportioned double bedrooms, each offering comfortable accommodation and flexibility for family living, visiting guests or home working. Completing this level is a stylish family bathroom fitted with a crisp white suite comprising a shower bath, pedestal wash hand basin and low-level W.C.

To the rear, the property enjoys a large garden, and various patio seating providing excellent space for outdoor entertaining, family enjoyment or simply relaxing whilst taking in the outstanding coastal scenery.

The elevated position ensures the garden benefits from the same remarkable views that make this home so special. Further features include gas-fired central heating, double glazing throughout and excellent storage, all combining to create a comfortable and energy-efficient home.

Broadsands Park is one of South Devon's most desirable residential locations, ideally positioned between Paignton and Brixham. The property is within easy reach of Broadsands Beach, the South West Coast Path, local shops, highly regarded schools, golf courses and excellent transport links, making it equally suited as a permanent residence, luxurious holiday home or investment property. Combining stylish contemporary living with spectacular coastal scenery, this exceptional home presents a rare opportunity to acquire a beautifully presented property in an outstanding location.

Approx Gross Internal Area
94 sq m / 1015 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft

Lower Ground Floor
Approx 50 sq m / 538 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% /THREE 81% / VODAPHONE 72% / O2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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