



Connells

Beach Walk
Paignton



Property Description

Luxury Coastal Residence in an Exclusive Goodrington Setting

Set discreetly at the head of a peaceful cul-de-sac, this beautifully re-envisioned coastal residence represents an exceptional opportunity to acquire a contemporary home of style, space and substance in one of Goodrington's most desirable locations. Thoughtfully redesigned and finished to a high specification throughout, the property effortlessly combines refined modern living with an enviable seaside lifestyle, just moments from the South Devon coastline.

Goodrington is celebrated for its relaxed coastal atmosphere and excellent local amenities. A charming parade of shops, convenience stores and takeaways are close at hand, along with welcoming pubs, cafés and restaurants. The renowned Goodrington Sands, vibrant seafront and leisure facilities, is nearby, as is Youngs Park recreational ground, making the area particularly appealing for families, professionals and those seeking an active coastal lifestyle. Paignton town centre lies approximately one mile away and provides a wider range of shopping facilities, along with a bus station and mainline railway connection offering access throughout the region and beyond.

On Approach

Approached via a tarmac driveway providing off-road parking for three vehicles, the property immediately conveys a sense of privacy and quality. Its tucked-away position at the end of the cul-de-sac enhances the feeling of exclusivity, while thoughtful external detailing provides an understated yet confident introduction to the home.

On Entrance & Cloakroom

A canopied entrance leads into a welcoming reception hall, setting the tone for the accommodation beyond. The hall is both practical and stylish, providing access to a ground floor WC and flowing naturally into the main living areas, with carefully chosen finishes enhancing the sense of cohesion throughout the home.

Open Plan Living

Exceptional Open-Plan Living at the Heart of the Home

Designed with modern living firmly in mind, the heart of this exceptional residence is the stunning open-plan kitchen, dining and family room. This impressive space has been meticulously planned to offer both visual impact and everyday practicality, creating a natural hub for family life and entertaining on any scale. The kitchen is anchored by two generous islands, finished with sleek quartz work surfaces that add both elegance and durability. One island incorporates a sink with integrated dishwasher, while the second island provides additional storage and a breakfast bar seating area, ideal for informal dining or social gatherings. Separate to the islands, is an inset sink with Franke boiling-water and filtered-water tap, along with integrated bin storage. High-quality base units, thoughtfully designed storage solutions and space for a range-style cooker and American-style fridge freezer ensure the kitchen is as functional as it is stylish. Full-width bi-fold doors spanning the rear elevation flood the room with natural light and open seamlessly onto the garden beyond, creating a superb connection between indoor and outdoor space.

Complemented by tiled flooring, a contemporary wall-mounted electric fire, air-conditioning unit and integrated media points, this area exemplifies luxury coastal living at its best.

Reception Rooms

Adjoining the main living area is a separate dining room, perfectly suited to more formal occasions, family meals or intimate entertaining. A further sitting room or games room provides a versatile retreat, offering flexibility to suit a range of lifestyles—whether as a cosy living room, home cinema, playroom, Fourth bedroom or even a home office. Adding to the overall practicality of the property is a utility and shower room, complete with garden access. This thoughtfully positioned space is ideal for active coastal living, allowing residents and guests to return from the beach or outdoor pursuits without impacting the main living areas. Finished with contemporary fittings, a walk-in shower and space for laundry appliances, it is both stylish and supremely functional.

Principle Bedrooms

Elegant First Floor with Panoramic Views

The first floor has been intelligently redesigned to maximise comfort, light and outlook. A spacious landing area incorporates a snug or reading space, creating a quiet retreat away from the main living areas below. Double doors open onto a private enclosed balcony, finished with composite decking and a glazed balustrade. From here, delightful sea views stretch across the bay towards Torquay, while the charming Dartmouth Steam Railway provides a unique and picturesque backdrop—an ever-changing

coastal scene that enhances the home's sense of place.

The bedroom accommodation comprises three well-proportioned double bedrooms, each offering a tranquil atmosphere and enjoying coastal or sea views. The principal bedroom benefits from a rear aspect overlooking the garden and bay beyond, while the additional bedrooms enjoy front and side aspects, all finished to a consistent high standard with tasteful décor and quality fittings.

A contemporary family bathroom serves the first floor, finished with a panelled bath and shower attachment, stylish sanitary ware, part-tiled walls and carefully considered lighting, combining practicality with understated elegance.

Outside

Refined Outdoor Living

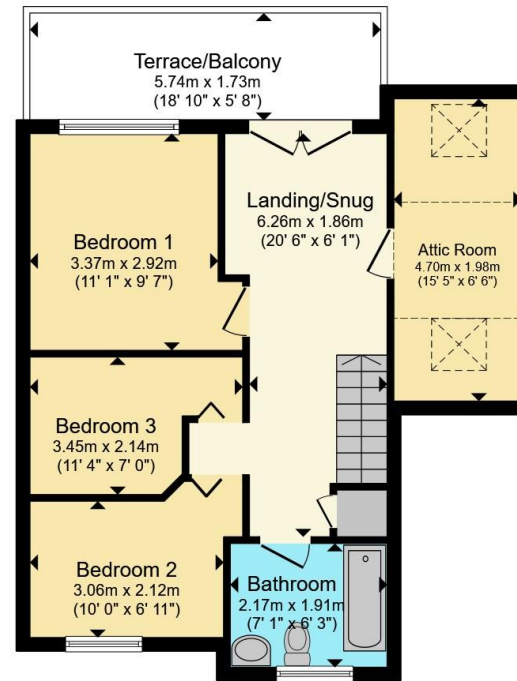
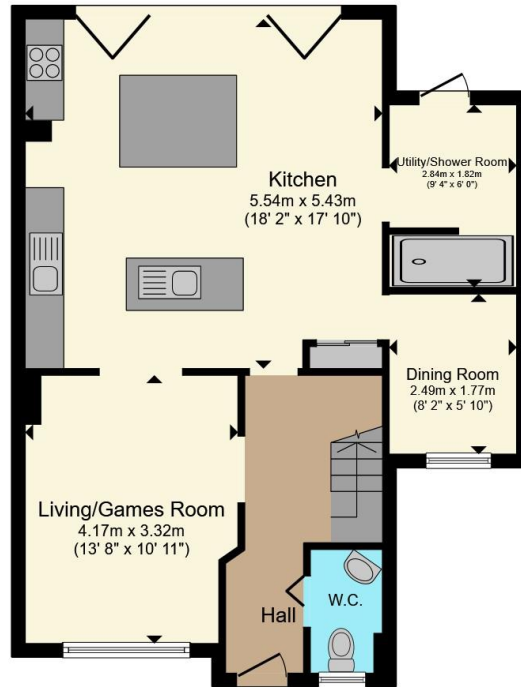
Outside, the rear garden has been designed to complement the interior living spaces, offering a level, low-maintenance environment ideal for relaxation and entertaining. Quartz paved terraces provide the perfect setting for outdoor dining, while artificial lawn areas ensure year-round greenery with minimal upkeep. The garden is fully enclosed by timber fencing, providing both privacy and security, and enjoys elevated views across the bay, reinforcing the property's coastal identity.

The garden can be accessed directly from both the kitchen/family room and the utility room, enhancing ease of movement and reinforcing the home's indoor-outdoor flow. Outside lighting, gated side access and a water tap complete this thoughtfully arranged external space.









Ground Floor

First Floor

Total floor area 120.4 m² (1,296 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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Tenure: Freehold

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