



Goodrington, Paignton

£450,000

This versatile property offers a unique opportunity with a ground floor apartment and two additional self-contained first floor flats, ideally situated to enjoy coastal living with sea views towards Brixham and nearby access to Goodrington Beach & seafront. Offering flexibility for a variety of living arrangements or investment potential, the property benefits from ample parking, detached garage and useful outbuildings.

The main ground floor apartment is accessed via a large entrance porch which then leads into a spacious kitchen/dining room, a generous sitting room with sliding doors that open to the side, double bedroom with fitted wardrobes, an occasional room offering flexible space and a shower room/WC. Accessed separately, Flat 1 comprises a sitting room with sea views, kitchen, double bedroom, shower room and a separate WC. Flat 2 comprises a kitchen/diner, sitting room with sea views, double bedroom and a bathroom/WC. Outside the gardens extend around the property with substantial outbuildings including a detached garage and summerhouse with a further store and workshop providing extensive storage and utility options.

THE ACCOMMODATION COMPRISSES:

GROUND FLOOR APARTMENT, Covered entrance and UPVC door to:

ENTRANCE PORCH - 3.28m x 1.7m (10'9" x 5'7")

Light point, tiled flooring, UPVC double glazed windows to side, double wardrobe, door to:

KITCHEN/DINING ROOM - 5.26m x 3.3m (17'3" x 10'10") Coved ceiling and light points, UPVC double glazed window to front aspect, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, wall cabinets, space and plumbing for washing machine, space for fridge freezer, door to inner hallway, door to:

SITTING ROOM - 5.21m x 4.24m (17'1" x 13'11") Maximum measurements. Coved and textured ceiling with pendant light point, UPVC double glazed window to front and UPVC double glazed sliding doors to side, radiators, fireplace with inset electric fire, cupboard housing the electric meter and consumer unit, TV connection point.

INNER HALLWAY - 1.24m x 0.79m (4'1" x 2'7") Doors to:

BEDROOM - 4.06m x 3.3m (13'4" x 10'10") Maximum measurements. Coved ceiling with pendant light point, UPVC double glazed windows to front aspect, fitted wardrobes to one wall with mirror fronted doors.

SHOWER ROOM/WC - 2.34m x 1.24m (7'8" x 4'1") Light point, UPVC obscure glazed window. Comprising walk-in shower with glazed screen, vanity unit with inset wash hand basin and WC, tiled walls, tiled floor, heated towel rail.

OCCASIONAL BEDROOM - 5.54m x 2.62m (18'2" x 8'7") Light points, UPVC double glazed window, UPVC obscure glazed door to side.

FLAT 1, UPVC glazed door to:

HALLWAY Light point, smoke detector, hatch to loft space, wall mounted electric radiator, doors to:





SITTING ROOM - 3.3m x 3m plus recess (10'10" x 9'10") Pendant light point, UPVC double glazed window to front aspect with sea views across the bay towards Brixham, built-in storage to recess, wall mounted electric heater.

KITCHEN - 3.3m x 2.41m (10'10" x 7'11") Maximum measurements. Light points, UPVC double glazed window to front aspect with sea views across the bay towards Brixham. Fitted kitchen comprising a range of base units with roll edge work surfaces over, inset sink and drainer with mixer tap over, tiled surrounds, matching wall cabinets, space and plumbing for washing machine, space for electric cooker.

BEDROOM - 3.38m x 2.79m (11'1" x 9'2") Maximum measurements. Pendant light point, UPVC double glazed window to side, wall mounted electric heater, fitted storage cupboard.

SHOWER ROOM - 1.37m x 1.27m (4'6" x 4'2")

Light point, extractor fan. Comprising shower enclosure, pedestal wash hand basin, part tiled walls.

WC - 1.27m x 0.81m (4'2" x 2'8") Light point, UPVC double glazed window, WC.

FLAT 2, UPVC double glazed door to:

KITCHEN/DINER - 3.61m plus recess x 2.84m (11'10" x 9'4") Coved ceiling with strip light, UPVC double glazed window, electric heater, storage cupboard with a light point, hanging rail, electric meter and consumer unit. Fitted kitchen comprising a range of base and drawer units with worksurfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for electric cooker with extractor over, tiled surrounds, wall cabinets, space for fridge freezer, space and plumbing for washing machine, doors to:

SITTING ROOM - 3.28m x 2.74m (10'9" x 9'0")

Coved ceiling with light point, UPVC double glazed window with sea views towards Brixham, electric heater, radiator, TV connection point.

BEDROOM - 3.3m x 2.59m (10'10" x 8'6") Coved ceiling with light point, UPVC double glazed window with sea views to Brixham, electric radiator

BATHROOM/WC - 1.78m x 1.68m (5'10" x 5'6")

Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with twin hand grips and shower over, pedestal wash hand basin, WC, heated towel rail.

OUTSIDE

DETACHED GARAGE - 7.26m x 3.73m (23'10" x 12'3")

Electric up and over door, light points, power points, UPVC double glazed door to side.

STORE - 4.57m x 2.29m (15'0" x 7'6")

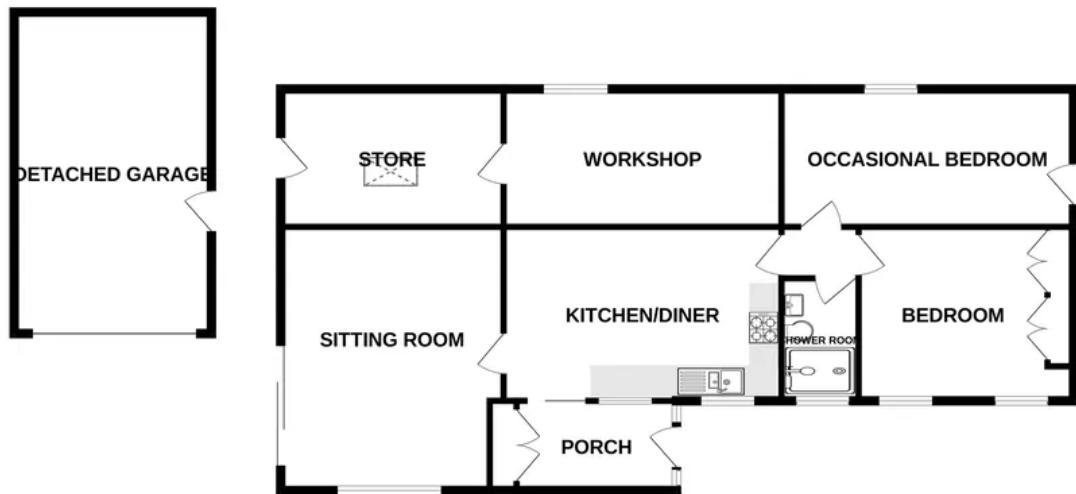
Skylight, light point, gas meter, door to:

WORKSHOP - 5.46m x 2.64m (17'11" x 8'8")

Light points, UPVC obscure glazed window, power points.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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