



JOHN COUCH
THE ESTATE AGENT

Bettesworths

**A7 Shirley Towers Vane Hill Road
Torquay Devon
£465,000 Leasehold**



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Torquay Devon TQ1 2BU

£465,000 Leasehold



Occupying a whole floor in one of Torquay's most recognisable coastal developments, this exceptional 1,797 sq ft lateral apartment enjoys panoramic harbourside, marina and coastline views

Entrance hall ■ Kitchen ■ Dining room ■ Sitting room
3 bedrooms ■ En-suite shower room ■ Bathroom
Single garage ■ Visitors parking

FOR SALE LEASEHOLD

Occupying an entire floor within one of Torquay's most instantly recognisable coastal developments, this exceptional lateral apartment commands far-reaching panoramic views across Torquay harbourside, the Marina, Torre Abbey Sands and the softly rolling hillsides beyond.

Positioned to enjoy a westerly outlook, the ever-changing views sweep around the coastline of Tor Bay, synonymous with this stretch of the English Riviera.

Constructed in the 1960s as part of the distinctive Shirley Towers collection, the building is notable for its modernist architecture and commanding hillside presence. With lift access directly to each floor and just one apartment per level, the development offers a rare sense of privacy and scale seldom found within contemporary apartment living.

Extending to approximately 1,797 sq ft, the apartment is defined by its exceptional proportions and natural light. The principal reception space spans an impressive living and dining room arrangement, carefully orientated to maximise the spectacular coastal outlook, creating an elegant entertaining space equally suited to quieter day-to-day living.

The kitchen is comprehensively fitted with ample space for informal dining, whilst the bedroom accommodation is equally well balanced. The principal suite enjoys a front-facing harbourside position, with bedrooms two and three capturing fascinating perspectives across the inner harbour and townscape. A second bathroom and separate cloakroom complete the accommodation.

The apartment further benefits from a private single garage (No 16) along with visitor parking conveniently located to the front of the building.

Torquay remains one of the South West's enduring coastal destinations, celebrated for its picturesque marina, palm-lined promenade and sophisticated waterside atmosphere. The harbourside provides a wide choice of independent restaurants, wine bars and cafés, whilst the marina and harbourside contribute to the distinctly nautical character for which the area has long been regarded.

Torre Abbey Sands and Meadfoot Beach offer elegant stretches of coastline for sea swimming and seaside walks, with the South West Coast Path providing access to some of Devon's most striking coastal scenery. For those with boating interests, Tor Bay presents exceptional sailing waters, with sheltered anchorages and easy access along the South Devon coastline.

VIEWING BY APPOINTMENT ONLY

Beyond the waterfront, the town offers an increasingly vibrant cultural scene, including theatres, galleries and year-round events, complemented by an ever-increasing choice of fine dining, boutique shopping and a variety of leisure and social pursuits that together create a highly engaging and well-rounded lifestyle.

Whilst offering an enviably relaxed coastal lifestyle, Torquay remains remarkably accessible. The South Devon Highway provides an efficient route out of the town, linking seamlessly to the A38 and M5 motorway, and from there to the wider UK road network. Rail services offer direct connections to Exeter, London Paddington and beyond, while Exeter Airport continues to expand its range of domestic and international destinations.

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 G (Payable Torbay Council 2026/2027 £4094.98)

MOBILE PHONE COVERAGE 02, EE, Three, Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL), Superfast (Cable), Ultrafast (FTTP) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LEASE TERMS
£4450 per annum to include water. 1024 year lease from 24/6/1966, 964 years remaining, lease expiry date 24/06/2990.

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.







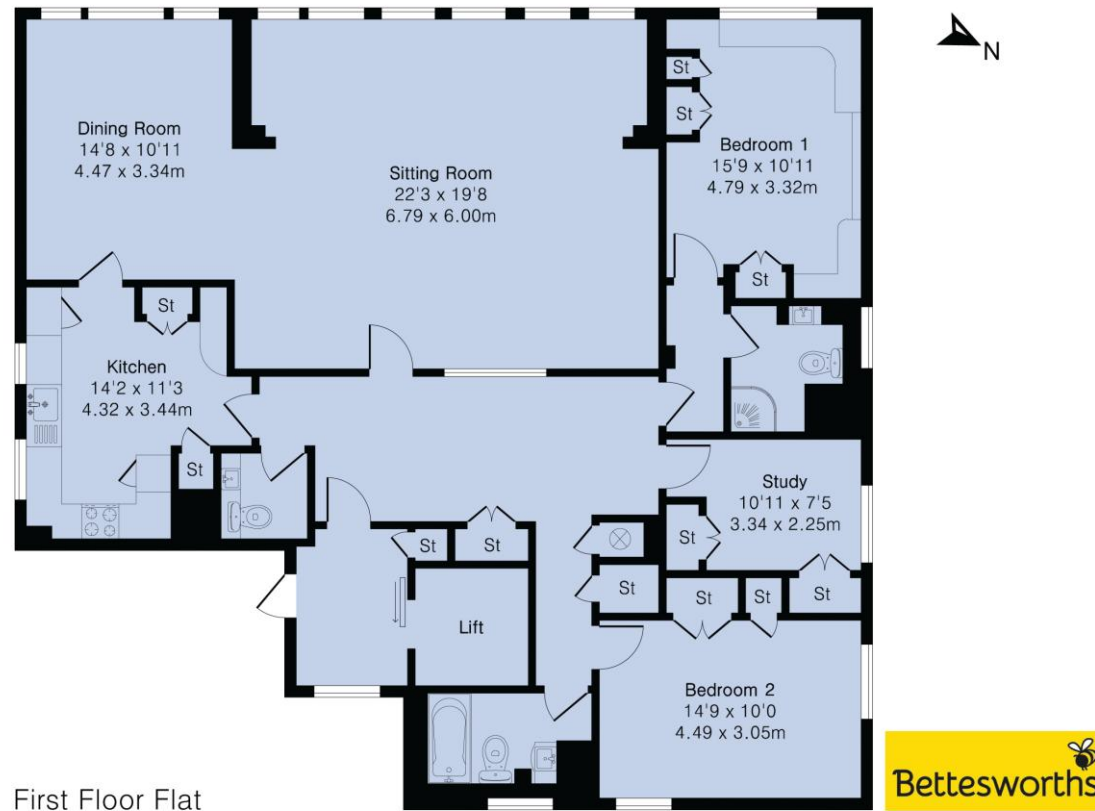








Approximate Gross Internal Area 1797 sq ft - 167 sq m



First Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.