



Connells

Seaford Sands Roundham Road
Paignton



Property Description

*** GUIDE PRICE 260,000 - £270,000 ***
There are homes that simply exist, and then there are places that instantly draw you into a way of living — Seaford Sands is unmistakably the latter. This exclusive development, comprising a small collection of houses and apartments, has been thoughtfully designed to create a sense of space, style, and quiet sophistication. Built in 2016, it offers modern construction, quality finishes, and a welcoming community feel, complete with allocated parking and a communal garden.

Positioned at the top of the building, the penthouse delivers a true sense of arrival. Accessed by lift or stairs, it opens into a bright and spacious hallway, setting the tone for the home's light-filled and contemporary design. The standout feature is the impressive lounge, where large windows frame sweeping coastal views across Youngs Park and out to sea, creating a stunning backdrop to everyday living.

A private balcony extends this experience outdoors, offering the perfect place to relax and take in the scenery. With a modern kitchen, two well-sized bedrooms, and stylish shower rooms, the property combines comfort with elegance, perfectly capturing the essence of coastal living.

On Approach

Approaching Seaford Sands, there is an immediate sense of quality and thoughtful design. The development is attractively set out, with a pleasing mix of stylish houses and apartments arranged to create a welcoming yet private environment. Well-maintained grounds and clearly defined parking areas add to the neat and organised feel of the complex. The building itself presents a modern, understated elegance, with the entrance to the penthouse clearly marked to the side. Whether arriving on foot or by car, the approach feels calm and considered, offering a strong first impression of a well-kept and desirable coastal residence.

Provide your feedback on BizChat

Step Inside

The penthouse welcomes you with an impressively spacious entrance hall that immediately sets the tone for the property. Flooded with natural light from overhead roof lights, the space feels bright, open, and inviting. Finished with stylish timber-effect flooring and modern spotlighting, it provides a sleek and contemporary first impression, while also offering practical features including built-in storage and a video intercom system.

Lounge

The lounge is a truly standout feature of the home, offering a striking and characterful living space. The part-sloping ceilings add architectural charm, while large windows frame breathtaking panoramic views stretching across the surrounding hills, Youngs Park, Goodrington Beach, and out to the sea. This is a room designed to be

enjoyed at all times of day, whether relaxing quietly or entertaining guests, with an ever-changing coastal backdrop. Additional features such as Velux windows and useful eaves storage enhance both light and practicality.

Balcony

Accessed directly from the hallway, the balcony is an exceptional addition that extends the living space outdoors. Finished with attractive cladding, and a sleek glass and stainless steel balustrade, it offers uninterrupted views across the coastline and out to sea. It is the perfect spot for morning coffee, evening relaxation, or simply taking in the surrounding natural beauty.

Kitchen & Breakfast Room

The kitchen/breakfast room is both stylish and functional, designed for modern living. Fitted with a range of contemporary units and integrated appliances, it provides ample preparation space and storage. The layout allows room for a dining table, making it ideal for both casual meals and more social occasions. A rear-facing window brings in natural light and pleasant outlooks, enhancing the overall feel of the space.

Master Bedroom & Ensuite

The principal bedroom is a comfortable and well-proportioned space, benefiting from dual aspect windows that bring in plenty of natural light and offer attractive views. It features fitted wardrobes for convenient storage and has been finished in a clean, modern style. The en suite shower room is sleek and contemporary, providing added privacy and convenience with quality fittings throughout.

Bedroom Two

Bedroom two is another generously sized room, offering flexibility for a variety of uses. Whether used as a guest bedroom, home office, or additional living space, it maintains the same high standard as the rest of the property.

Bathroom

The main shower room is equally well presented, featuring a spacious walk-in shower with a contemporary finish, along with a wash basin and WC. Stylish tiling and modern fittings create a clean and polished space, while thoughtful design ensures it comfortably serves both residents and guests.

Outside

The property benefits from an allocated parking space within the development, providing convenience and peace of mind. To the rear, a communal garden offers a pleasant shared outdoor area, ideal for enjoying the surroundings in a relaxed setting.

Agents Notes

SUB LETTING PERMITTED

HOLIDAY LETTING PERMITTED

PETS PERMITTED

NO AGE RESTRICTIONS.

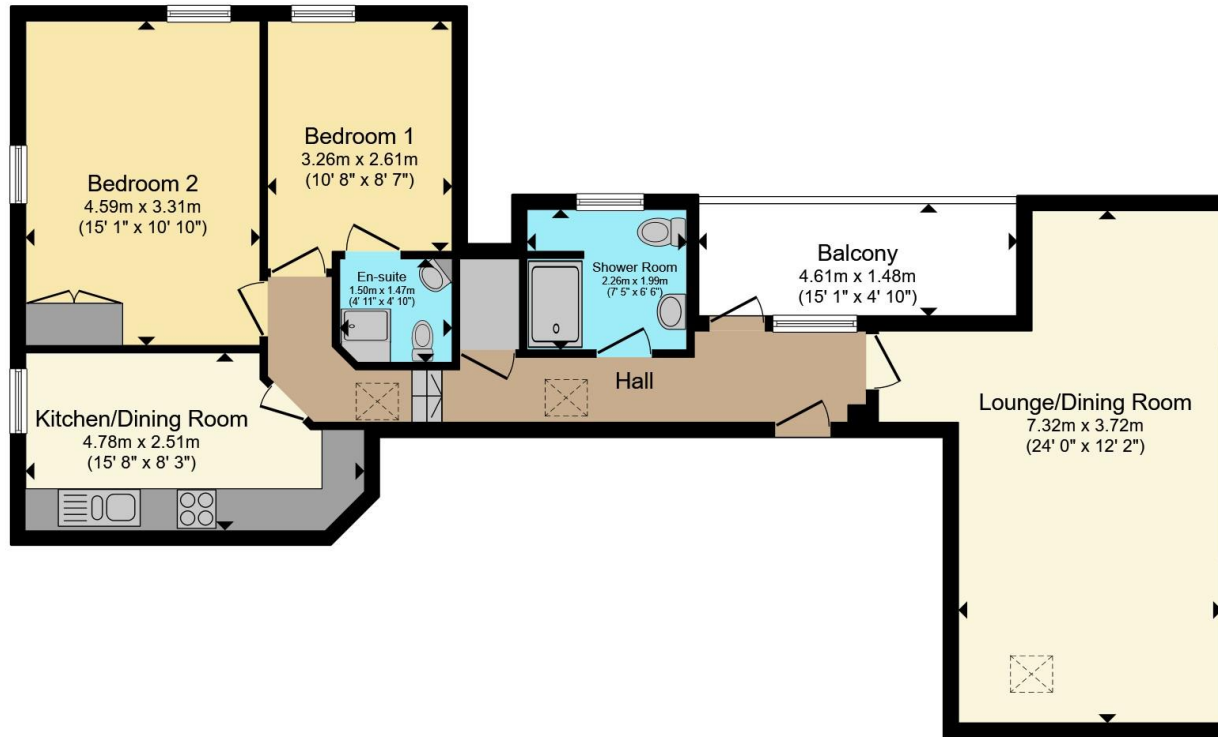
Location

Ideally positioned close to the beautiful coastline, the property enjoys easy access to both Goodrington Sands and Roundham Head. Goodrington Sands is a popular beach known for its golden shoreline, calm waters, and range of leisure activities, perfect for families and seaside enjoyment. Just a short distance away, Roundham offers a more tranquil setting, with scenic harbour views and peaceful coastal walks. The area combines vibrant beach life with quieter, picturesque surroundings, all within comfortable walking distance, making it an ideal location for enjoying the very best of the English Riviera lifestyle.









Total floor area 80.7 m² (869 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



To view this property please contact Connells on

T 01803 400 888
E paignton@connells.co.uk

51 Hyde Road
 PAIGNTON TQ4 5BP

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PGN313497

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PGN313497 - 0003