



**JOHN COUCH**  
THE ESTATE AGENT

Apartment 14 Edenhurst Court  
Park Hill Road Torquay Devon

**£300,000 Leasehold**



# Apartment 14 Edenhurst Court

## Park Hill Road Torquay Devon TQ1 2DD

### £300,000 Leasehold



With panoramic views of the harbourside, marina and around the bay, the property offers a three bedroom apartment situated in an established residential development, with a balcony and garage

- Uninterrupted harbour and bay views ■ Conservation area
- Living room with balcony ■ Kitchen ■ Cloakroom/WC
- Three bedrooms ■ Family bathroom
- Single garage ■ Balcony ■ Communal grounds

#### FOR SALE LEASEHOLD

Edenhurst Court is a landmark development of just twenty five apartments built in the early 1970s on the site of an early Victorian villa positioned to take advantage of the spectacular bay views. At the turn of the last century Edenhurst became a hotel before being requisitioned in World War II to become a US Officers' Club and American Red Cross HQ with it finally being demolished in the 1960's to make way for the modernist apartment building here today.

#### LOCATION

Edenhurst is located within the Torquay Harbour Conservation Area close to the Marina and harbourside where the South West Coastal path will take you to Beacon Cove in one direction and along the level seafront promenade around the sweep of the bay to the sandy beach at Abbey Sands.

The facilities of Torquay town are within easy reach along with an excellent range of restaurants and hotels that offer al-fresco dining. The wonderful lifestyle opportunities of the town and harbour are supported by the nearby friendly village style community of Wellswood, where there is a Parish church, convenience stores, pharmacy, French patisserie, pub, restaurants, delicatessen, cafes, salons and shops.

Local beaches can be found close by at Ansteys Cove and Meadfoot, both beaches have parking and beach cafes with waterside terraces.

#### INSIDE

From the smart entrance lobby stairs or a lift rise to the fourth floor where the front door to number 14 can be found. From the L-shaped hallway double doors open to the living room where the captivating views around the waterfront are framed by patio doors and a large picture window.

The expanses of glass flood the room with natural light and provide an immersive experience of this wonderful harbourside location. This living space has been designed to focus on enjoyment of views with space for comfortable sofas for relaxation and a table and chairs for dining.

Adjacent to the living room is a kitchen fitted with a range of wall and base units where the full-width picture window overlooks the marina and harbour area and a serving hatch provides a useful connection with the adjacent living room.

The apartment has three bedrooms, the first and second bedrooms both have windows to the east aspect with bedroom two also having a built-in wardrobe.

Bedroom three could be used as a separate dining room or home office and also has built-in cupboards and a large picture window with views towards the harbour.

**VIEWING BY APPOINTMENT ONLY**

Completing the accommodation is a cloakroom/WC, a separate cloaks cupboard and a family bathroom with shower over the bath, hand basin and WC.

### **OUTSIDE**

The balcony is accessed from the living room and provides a lovely space to sit and contemplate the waterside views and nautical distractions of the working harbour. The vista around the bay is constantly changing throughout the day and in the evening the harbourside illuminations twinkle and beckon.

### **RESORT / AREA**

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, hotels, restaurants and the international marina.

The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element. The town has a good range of shops and galleries with further excellent facilities located at edge of town shopping parks.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival and in early summer the English Riviera Air Show is not to be missed.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach.

The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric storage heaters and electric immersion heater for hot water.

**CURRENT PROPERTY TAX BAND E** (Payable Torbay Council 2025/26 £2859.80)

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

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

### **CURRENT MAINTENANCE/LEASE TERMS**

£3300 per annum. 199 year lease from 29/09/1972, lease expiry date 29/09/2171, 146 years remaining.

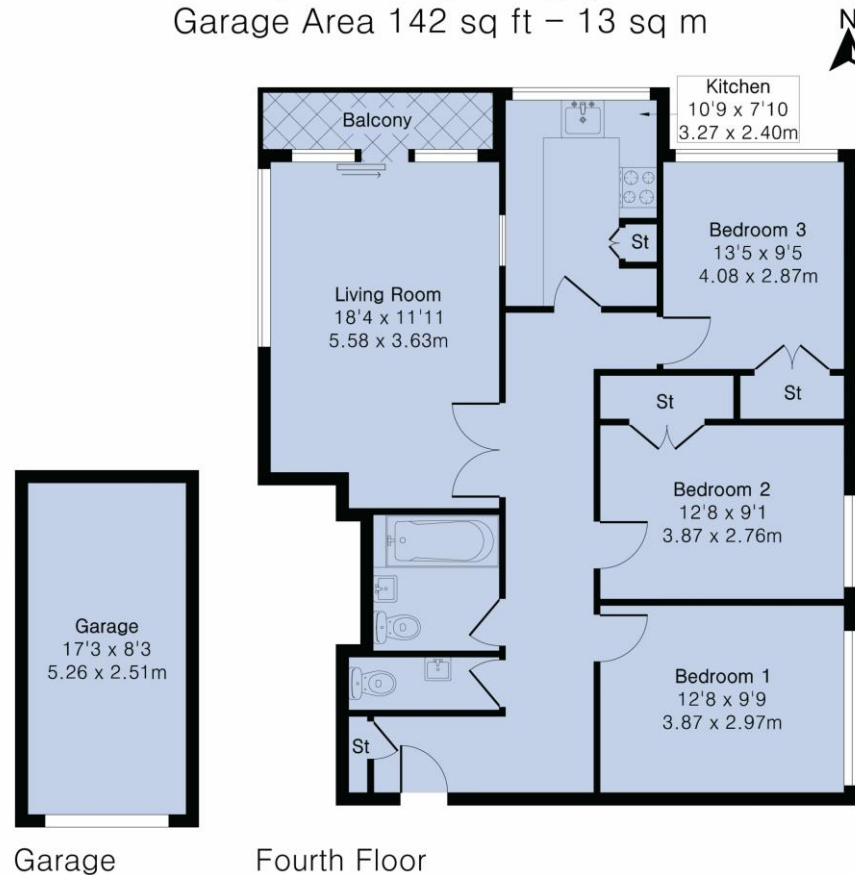
**TERMS** Holiday Letting is not permitted within the terms of the lease. ASHT agreements are permitted with a minimum six month term. Pets are only permitted with the express consent of the Management Company .





**Approximate Gross Internal Area 928 sq ft - 86 sq m  
(Excluding Garage)**

Garage Area 142 sq ft – 13 sq m



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| www.epc4u.com                               |                         |           |



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.