



**JOHN COUCH**  
THE ESTATE AGENT

8 Seacliff Warren Road  
Torquay Devon

**£180,000 Leasehold**



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Torquay Devon TQ2 5ST

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With uninterrupted southerly views into Tor Bay, this easy to manage one bedroom apartment has an open-plan living space, with access to a shared terrace and is set in a Conservation area that is convenient for the harbourside and facilities of the town

- Stunning Marina and bay views ■ Belgravia Conservation Area
- Easy to manage home ■ Open plan living area
- Shared terrace ■ Communal gardens ■ On-road parking

#### FOR SALE LEASEHOLD

Seacliff was converted from a period property approximately twenty years ago to provide easy to maintain homes perfect for seaside living. The layout of the apartment is designed with enjoyment of the sea views in mind where large windows frame views across the Marina, around the bay and out to sea.

#### LOCATION

Located within the Belgravia Conservation Area, Warren Road is a pleasant tree lined road set above the Marina where pathways flow down the hill to the level seafront promenade and beach at Torre Abbey Sands.

This area has a variety of hotels, restaurants and bars offering the opportunity to enjoy some fine local seafood with the Marina, harbour, beaches, theatre and facilities of the town all very accessible. Torquay railway station and local buses are also within easy reach.

#### INSIDE

From the main entrance on Warren Road stairs descend one level to the apartment where the front door opens to a welcoming hallway with the open plan living area directly ahead. This L-shaped space allows the kitchen to be set into a niche with the main living and dining areas enjoying fabulous and uninterrupted bay views that stretch from the Marina around the curve of the bay to the lighthouse at Berry Head with the open sea beyond.

The kitchen has been well planned to make the best use of the space with a range of white wall and base units that incorporate some integrated appliances. The remaining space provides natural areas for comfortable sofas and a dining table and chairs to be positioned for full enjoyment of the southerly bay views.

The views of the Marina and bay are visible from the double bedroom where there is a good range of built-in storage and wardrobes.

Completing the accommodation is a bathroom with a white bathroom suite and a shower over the bath.

#### OUTSIDE

A small shared partially covered terrace is accessed from the living room and provides space to enjoy any available sunshine and the extensive marine views.

The communal gardens are well maintained with areas of mature shrubs and green lawns. A secure gate opens to the Rock Walk where pathways meander down the cliff face to the seafront promenade below.

Unrestricted parking is available outside the development on Warren Road.

**VIEWING BY APPOINTMENT ONLY**

## **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, new 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.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway

## **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 an electric immersion heater for hot water.

**CURRENT PROPERTY TAX BAND D** (Payable Torbay Council 2025/26 £2339.84)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

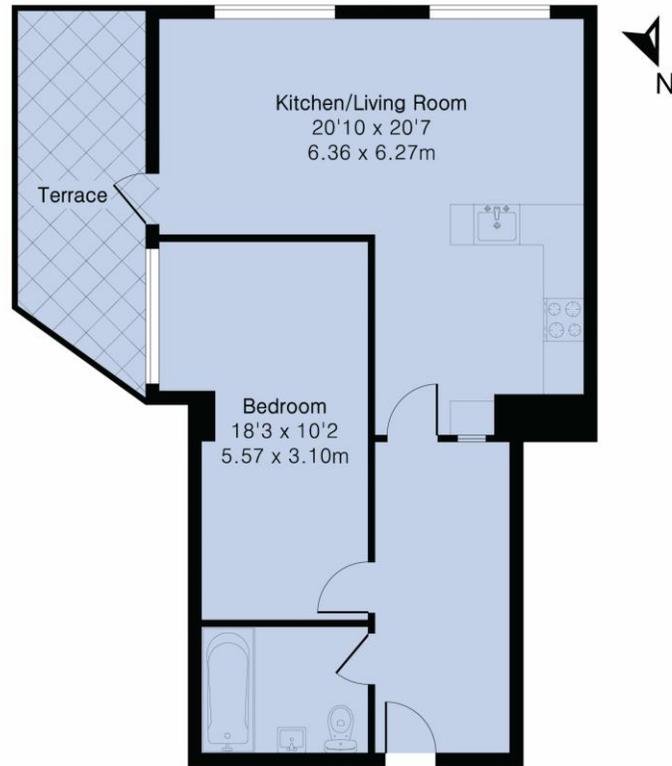
**CURRENT MAINTENANCE/LEASE TERMS** £1764 per annum. 999 year lease from 25/03/2002, lease expiry date 25/03/3001, 976 years remaining.

**TERMS** Under the terms of the lease assured short term letting is permitted for a minimum of six months. Holiday letting and the keeping of pets is not allowed.





Approximate Gross Internal Area 634 sq ft - 59 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Ground 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.