



**JOHN COUCH**
THE ESTATE AGENT

Penthouse | Abbey Sands
Torquay Devon
£1,500,000 Leasehold



Penthouse | Abbey Sands Torbay Road Torquay Devon TQ2 5FB

£1,500,000



A stunning three bedroom penthouse apartment with wrap-around terrace, secure undercover parking spaces, air-conditioning and outstanding views across Tor Bay, majestically set atop an iconic building whose bold silhouette defines Torquay's waterfront

- Expansive open-plan kitchen/living/dining room with stunning coastal views
- Two double bedrooms with en-suite bathrooms and superb sea views
- Bedroom three/study ■ Family bathroom ■ Utility room ■ Air-Conditioning
- Wrap-around south west facing terrace with far reaching bay views
- Secure parking ■ Direct access to seafront promenade

FOR SALE LEASEHOLD

Adjacent to the sandy beach at Abbey Sands, this three bedroom penthouse apartment defines luxury beachside living in a building inspired by ocean going liners and the Art Deco era. One of only two penthouses, this spacious residence has some of the best views of Tor Bay where large windows create a truly immersive experience only surpassed by stepping outside onto the wrap-around terrace which provides excellent space for outdoor living.

LOCATION

Abbey Sands is set in a prime location on Torquay's level seafront within the Belgravia Conservation Area, where the esplanade flows around the bay giving easy level access to all that Torquay has to offer. On the lower floor of the building there is a small selection of cafes and restaurants with a more extensive choice dotted along the waterfront. Within a short walk is Torquay Marina which provides over 1000 berths in a well-protected yacht haven and provides an ideal base to explore the South Devon coastline.

RESORT

Torquay is the primary resort on the English Riviera set on the beautiful South Devon coast, it has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age, such as period architecture, the famous pier, iconic palm trees, beach huts and sandy beaches are well preserved and provide a timeless element that now blends seamlessly with new contemporary architecture. There are numerous stylish bars and restaurants, many of which specialise in the fresh fish landed at nearby Brixham. The Princess Theatre is found just along the promenade where varied live entertainment is performed throughout the year. There is also a new multi-screen cinema close by.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for

yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with races throughout the year.

Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls and cricket are all close by.

On the doorstep is the medieval monastery of Torre Abbey set within 18 acres of gardens and parkland and housing an impressive art collection whilst the award-winning gardens have a wealth of exotic plants. There are year-round arts events including open air cinema, outdoor theatre and the annual Agatha Christie Festival.

Adjacent to the development are the gardens of the Rock Walk, first laid out during the Victorian era where a network of paths lined with exotic plantings flow up and around the hill and where at night you can ascend the illuminated staircase to a viewing platform.

VIEWING BY APPOINTMENT ONLY

SPECIFICATION AND DESIGN NOTES

BUILDING

Secure entrance lobby
Lifts to all floors and level access
Contemporary entrance door with deadlock and spy hole
Video/telephone door entry system
Two secure parking spaces
Spacious wrap-around terrace with south westerly aspect
Outside lighting
Communal bin store

KITCHENS AND BATHROOMS

Symphony New York Premium Kitchens
Full range of AEG integrated appliances
Silestone countertops
Utility room
Pocelanosa tiled floors to Kitchen and Bathrooms
Villeroy & Boch sanitary ware
Chrome heated towel rails
Thermostatic showers

GENERAL

Walnut veneer internal doors with brushed steel ironmongery
Symphony wardrobes
Double glazed windows and sliding doors appropriate for coastal location

ELECTRICAL INSTALLATION

BT and TV points to main living space and bedrooms
Access to Virgin Media (Cable) and satellite TV via communal dish
LED spot lighting with additional up-lighters to main living space

ENERGY EFFICIENCY AND HEATING

Mechanical ventilation heat recovery system
Centralised gas fired central heating/hot water system with separate plant room and usage metered to each apartment
Air-Conditioning

COMMUNICATIONS

Excellent communication links include inter-city railway stations at both Torquay and Newton Abbot with the South Devon Highway providing good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

CURRENT PROPERTY TAX BAND G

(Payable 2024/2025 £3721.41)

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

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

CURRENT MAINTENANCE/LENGTH OF LEASE £9038.00 and £500 ground rent per annum, remaining period of 199 year lease from 1st June 2014, lease expiry date 31/05/2213

GENERAL GUIDANCE Shorthold tenancy agreements and well-behaved pets are permitted but require the consent of the Management Company. Holiday letting is not permitted. (Subject to confirmation by the Management Company)













Penthouse Floor
Approx. 217.7 sq. metres (2342.8 sq. feet)



Total area: approx. 217.7 sq. metres (2342.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2010/31/EC	EU

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.