



JOHN COUCH
THE ESTATE AGENT

1 Corbyn Sands Park Hill Road
Torquay Devon
£895,000 Freehold



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Torquay Devon TQ1 2AR

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With uninterrupted views into Torquay Harbour this four bedroom end of terrace home forms part of a small award winning development of exclusive homes set in an enviable location with balconies and secure undercover parking

- Amazing harbour views ■ Zoned open-plan living space
- Four bedrooms ■ Two bathrooms ■ Balconies ■ Air Conditioning
- Utility ■ Cloakroom/WC ■ Communal garden
- Secure undercover parking for two cars ■ Private storage areas

FOR SALE FREEHOLD

Corbyn Sands is a small, gated development built c2015 to provide luxury homes with unsurpassed harbour views and secure underbuilding parking.

This end of terrace home was the original show home for the development and is presented with a clean white palette that emphasis the soothing coastal light that gives the home its uplifting vibe. The captivating harbour views are constantly changing and after dark the twinkling lights of the waterfront and around the bay provide a fascinating night time panorama.

LOCATION

Park Hill Road is in an elevated position sitting directly above the harbour and was one of the first residential areas in Torquay, now designated a Conservation Area that is very convenient for the marina and the facilities of town.

From the harbour the Millennium Bridge links the north and south harbour piers and connects with the sea front promenade that flows around the bay. The waterfront has a superb choice of cafes and restaurants with many offering locally caught seafood and some with outside terraces for al-fresco dining.

INTERIOR

Access to the house is either via a private staircase that opens directly into the house from the parking under the building or from the road a secure pedestrian gate opens to a courtyard garden.

The front door reveals a welcoming hallway where there is a cloakroom/WC and a separate cloaks cupboard with a door opening to the concealed stairs that descend to the parking area.

Upon entering you can immediately see that this house has amazing views with expanses of glass that create a truly immersive experience which is enhanced by stepping out onto the balconies. The spacious accommodation of over 1600 sq.ft unfolds over three levels to provide a stunning coastal home for a relaxed lifestyle.

To the ground floor the accommodation is essentially open plan but has been cleverly zoned with the kitchen, dining and seating areas clearly delineated and with direct access to the large terrace which is perfect for BBQ's or just relaxing whilst watching the boats in the Marina.

The lounge has excellent proportions with full width glazing and patio doors that open to the balcony from where the stunning views of the harbour area can be enjoyed. Frameless glass panels and doors allow the space to be closed off from the kitchen/dining area if required without any loss of views or light.

VIEWING BY APPOINTMENT ONLY

The superb kitchen is located to the front of the house where a window gives views over the courtyard. This area has been fitted with an extensive range of quality wall and base units complimented by a range of integrated AEG appliances. Contrasting granite worktops wrap around to create a breakfast bar which is perfect for casual dining whilst creating a natural division to the dining area, cleverly balancing the demands of daily living and entertaining.

The adjacent dining area has space for a large dining table and is a superb space to host family and friends whilst enjoying the outstanding harbour views, leading to the lounge area.

Returning to the entrance hall stairs rise and turn to the first floor where the principal bedroom enjoys the views across the harbour to the hillsides opposite and round the bay to Abbey Sands. Sliding doors open to a small Juliette style balcony. This room has been fitted with a bespoke range of Sharps wardrobes to one wall and there is also space for a sofa which makes this a lovely personal retreat.

A second bedroom with built-in wardrobe overlooks the front aspect, this room is currently used as a study. Completing the accommodation at the first floor is a luxurious bathroom that has a large bath and a double width shower and beautifully fitted laundry room with space and plumbing for laundry appliances.

The stairs rise to the second floor where there are two additional bedrooms each with excellent built in wardrobes. Bedroom three is a double room with views to the front aspect.

Bedroom two is a splendid room with full width windows that frame the views with doors opening to the balcony where views across the harbour and around the curve of the bay can be seen. There is another luxury bathroom at this level with a contemporary double-width walk in shower.

OUTSIDE

Balconies to the seaward side of the house provide space to dine-al fresco or just to relax and enjoy available sunshine and the wonderful views.

The underbuilding parking is easily accessed through secure automated gates and there are two allocated spaces. One of the parking spaces has the advantage of being set within an alcove where in addition to a large parking space is an understairs cupboard and additional lockable storage. From this area a concealed door gives access to a staircase that leads up into the house.

To the front of the house is a charming courtyard which is the perfect place to enjoy the early sunshine. To the rear is a communal garden that provides an additional space to enjoy the sunshine and harbour views.

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. Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, and outdoor theatre. The Agatha Christie Festival and an annual Seafood Festival are popular events.

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. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas boiler with underfloor heating and air conditioning

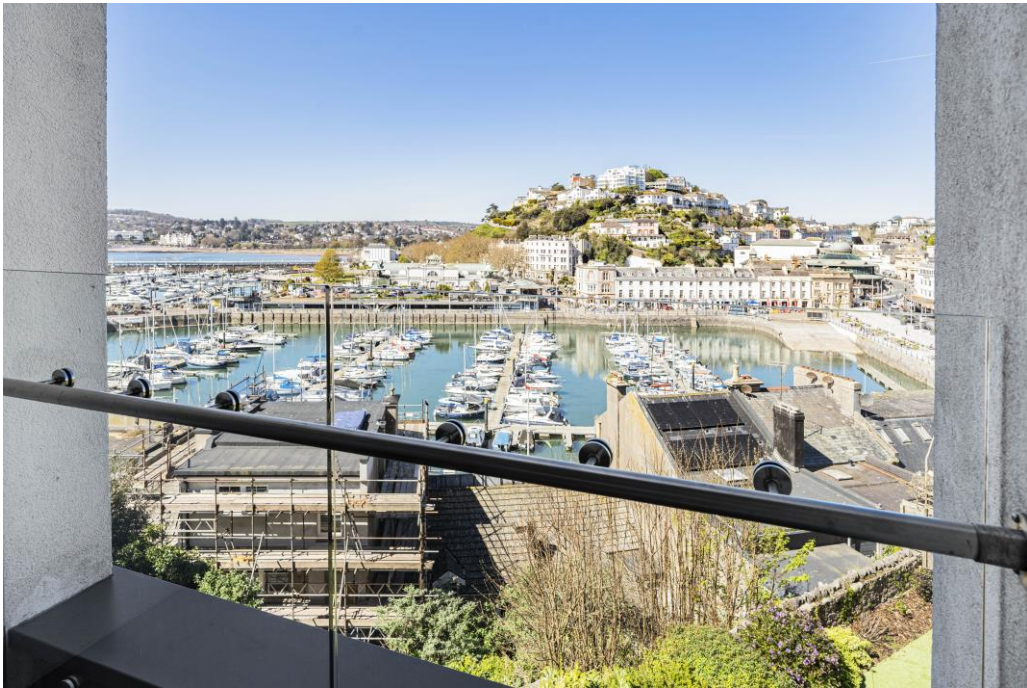
CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2025/26 £3379.77)

MOBILE PHONE COVERAGE EE, Three and 02 (Estimated Ofcom Data) **BROADBAND** Standard (ADSL). Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)













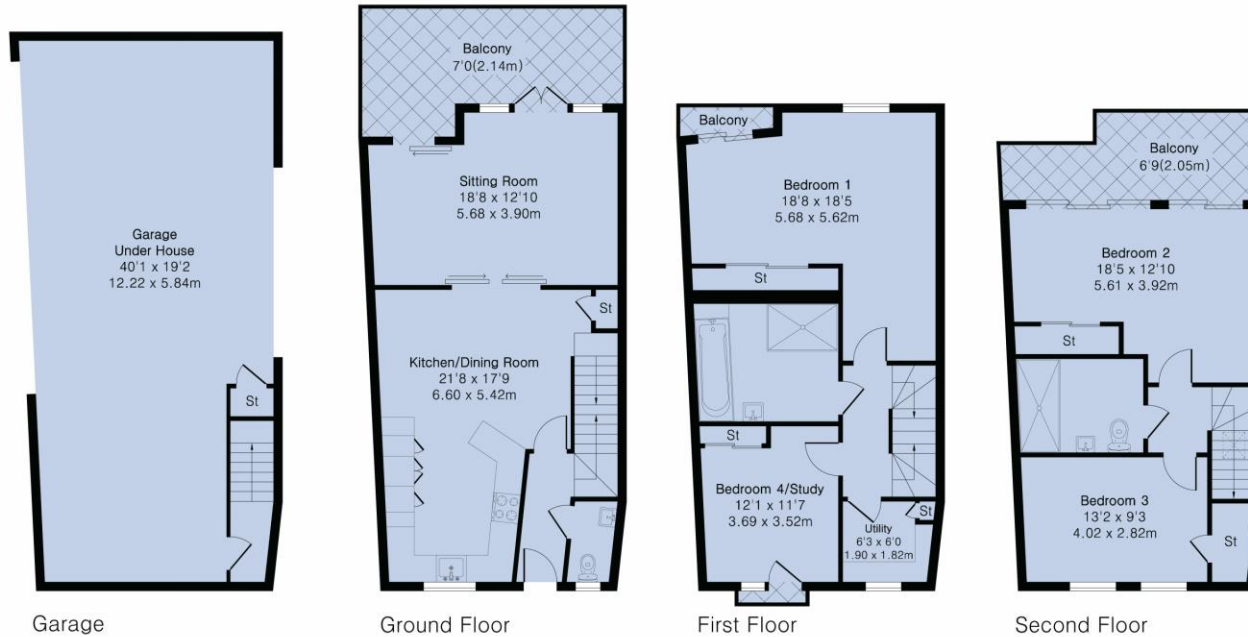
Approximate Gross Internal Area 2404 sq ft - 224 sq m

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 602 sq ft – 56 sq m

Second Floor Area 485 sq ft – 45 sq m

Garage Area 717 sq ft – 67 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.