

SUMMARY

No Onward Chain for Hassle-Free Purchase | Uninterrupted Sea Views | Prime Goodrington Hillside Location | Private Balcony Overlooking Coastline | Direct Beach Access via Private Pathway | Secure Allocated Garage Parking | Lift Access to All Floors

Visit our website for the current price:
www.danielhobbin.uk/P-RS0552/

Address:	Seaborne Court, Alta Vista Road, Paignton, TQ4 6DP
Property type:	Apartment
Tenure:	Leasehold
Council tax band:	E
EPC:	D
Bedrooms:	2
Bathrooms:	2
Receptions:	1
Parking:	✔
Garden:	✔













DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.

Open your camera & scan

DESCRIPTION

Nestled on the picturesque hillside of Goodrington, within the highly sought-after Seaborne Court, this beautifully positioned two-bedroom first-floor apartment boasts breath-taking, uninterrupted sea views. Overlooking the stunning Goodrington promenade and Young's Park, every window captures the ever-changing coastal scenery, creating an enviable setting for seaside living.

Seaborne Court is a well-maintained, purpose-built development set amidst beautifully landscaped communal gardens. Residents benefit from both lift and stair access to all floors, including direct access to the basement garage, where this apartment enjoys an allocated parking space and a secure storage area.

Situated in the desirable Roundham area, this prime location offers an array of amenities, including beachside dining, water sports, and charming cafés and bars. A private pathway leads directly from the development to the beach, providing effortless access to the coastline. Additionally, Paignton's harbourside, with its vibrant selection of restaurants, bars, and shops, is just a short distance away.

Offered to the market with no onward chain, this exceptional property presents an ideal opportunity for those seeking a tranquil coastal retreat or a well-located investment.

Council Tax Band: E (Torbay Council)
Tenure: Leasehold (961 years)
Ground Rent: £0 per year
Service Charge: £2,472 per year
The property is managed by Crown Property Management, with a service charge of £2,472 for the current year ending in 2026, which includes water rates, and will increase to £2,544 in January 2027. The lease 999 years remaining from 24 June 1988. The freehold title is registered with Seaborne Court (Management) Ltd, of which all flat owners are members. Subletting is not permitted.

Residents are permitted to keep usual domestic pets, such as a cat, dog, or caged bird, in reasonable numbers. However, no birds, animals, or reptiles may be kept in the flat beyond these exceptions. Additionally, any pet kept must not cause a nuisance or annoyance to other owners or occupiers within the Seaborne Court development.
Parking options: Garage, Undercroft
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, Cable, FTTC, FTTP
Accessibility measures: Lift access
Broadband options available at the property include:
* Standard broadband (16Mbps download, 1Mbps upload).
* Superfast broadband (47Mbps download, 9Mbps upload).
* Ultrafast broadband (1800Mbps download, 220Mbps upload).
- Networks in area - Openreach, Virgin Media

Entrance: Situated on the first floor, the apartment's entrance leads into a welcoming hallway, thoughtfully designed with practicality in mind. The space includes a built-in airing cupboard, complete with wooden slatted shelving and a power point. In addition, there is an additional built-in cloak cupboard housing the consumer unit and "Sure Stop" water stopcock. A wall-mounted telephone intercom system provides convenient access control.

Living Room/Diner: A light-filled and spacious living area, where natural light floods in through the large double-glazed PVCU tilt-and-slide patio door, offering breath-taking panoramic sea views. The room is designed for both comfort and functionality, featuring two wall-mounted radiators, ample power points, a TV aerial connection, and coved ceilings. Additional wall light points enhance the ambiance, while the open-plan layout allows plenty of space for a dining table and chairs. An internal door provides direct access to the kitchen.

Balcony: Step out onto the balcony and take in the uninterrupted coastal vistas stretching across Goodrington Beach towards Berry Head, with the picturesque Young's Park below. The glass balustrades and tiled flooring add a contemporary touch, making this the perfect space to relax and unwind. On warmer days, the distant yet nostalgic sound of the Dartmouth Steam Railway can be heard as it winds its way through the hillside.

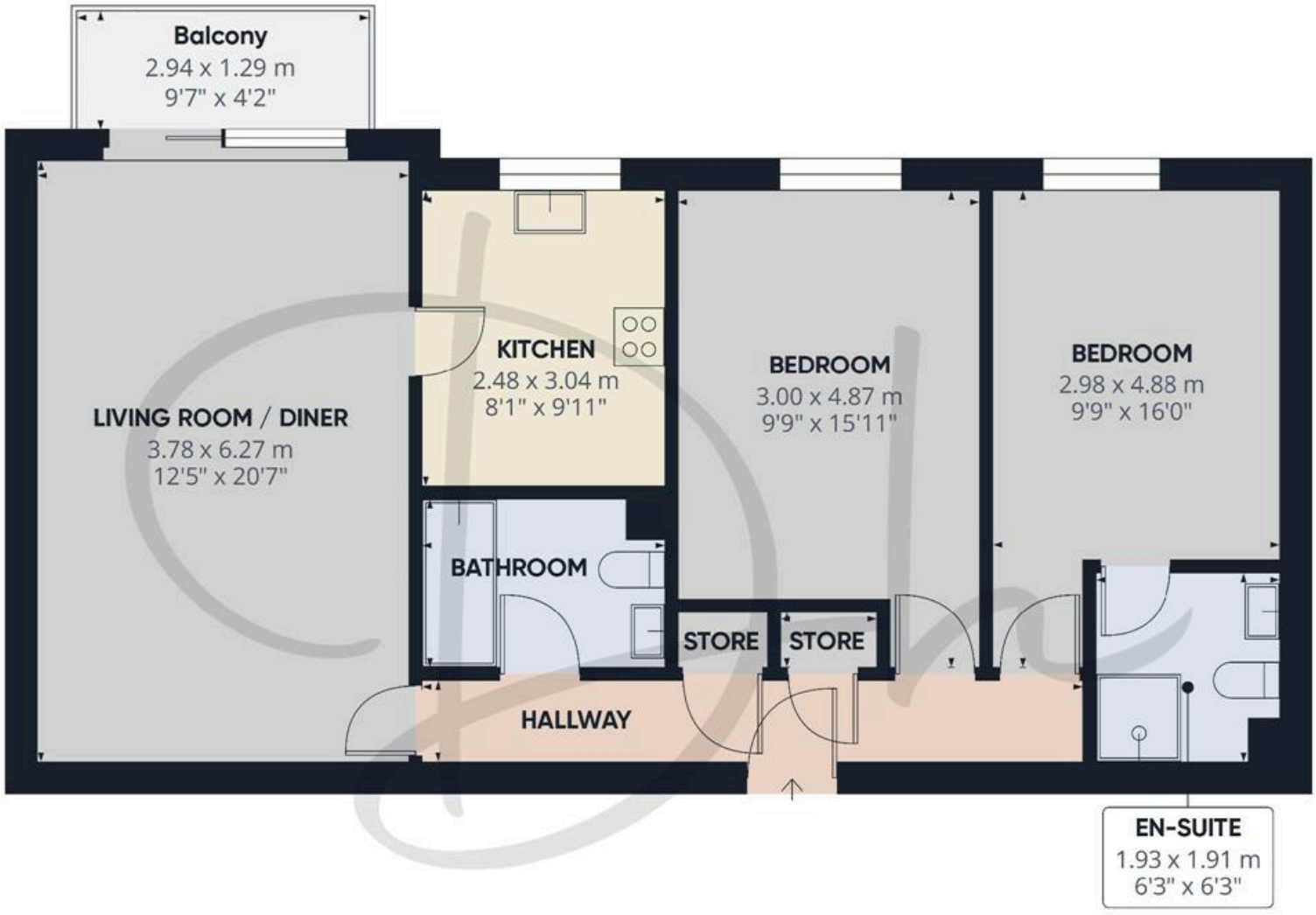
Kitchen: The kitchen is fitted with a range of wall and base units, topped with a roll-edge countertop and complemented by tiled splashbacks and under-counter lighting. A stainless steel sink and drainer sit beneath a double-glazed window, framing spectacular sea views. Integrated appliances include a Neff double microwave oven, an eye-level Neff oven, and a four-ring gas hob beneath an extractor hood. There is also under-counter space for a washer/dryer, provisions for a tall freestanding fridge/freezer, and an integrated dishwasher. The Ideal combi gas boiler, installed in August 2023, has the remainder of the 5-year warranty.

Bedroom one: A generously sized double bedroom, benefiting from a large double-glazed window that showcases stunning coastal views. The room features a wall-mounted central heating radiator, a single ceiling light point, and a coved ceiling. Adding to its appeal, this bedroom boasts a private en-suite shower room, fully tiled for a sleek and modern finish. The en-suite comprises a corner shower cubicle with a mains-fed shower, a pedestal wash basin positioned beneath a mirrored cabinet with integrated lighting, a toilet, and a heated towel rail for added comfort.

Bedroom two: Another well-proportioned double bedroom, offering the same spectacular views across Young's Park and Goodrington Beach, with Berry Head in the distance. This room features a double-glazed window, a central heating radiator, and a ceiling light point, providing a peaceful and comfortable retreat.

Bathroom: Completing the accommodation is the main bathroom, fitted with a contemporary three-piece suite. The P-shaped bathtub, equipped with a wall-mounted shower screen and a mains-fed shower, offers both relaxation and practicality. There is a pedestal wash basin located beneath a wall-mounted vanity mirror with lighting, which adds to the room's functionality. A toilet and a heated towel rail complete the space, with fully tiled walls and flooring for a sleek, low-maintenance finish.

OUTSIDE: The development is set within beautifully maintained communal gardens, primarily laid to lawn and complemented by a pedestrian pathway with a secure, lockable gate. This provides convenient access to Goodrington Promenade and the beach. Residents benefit from allocated parking spaces in the secure basement garage, accessed via a remote-controlled roller door. Additionally, the apartment includes a private lockable storage room with 14 fitted shelves, offering ample storage. A lift provides access to all floors, ensuring ease of movement throughout the development. Visitor parking is available at the front of the building for guests' convenience.



Ground floor Building 1

Approximate total area[1]

79 m²

850.35 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ground floor Building 2

Balconies and terraces

2.53 m^2

27.23 ft^2

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

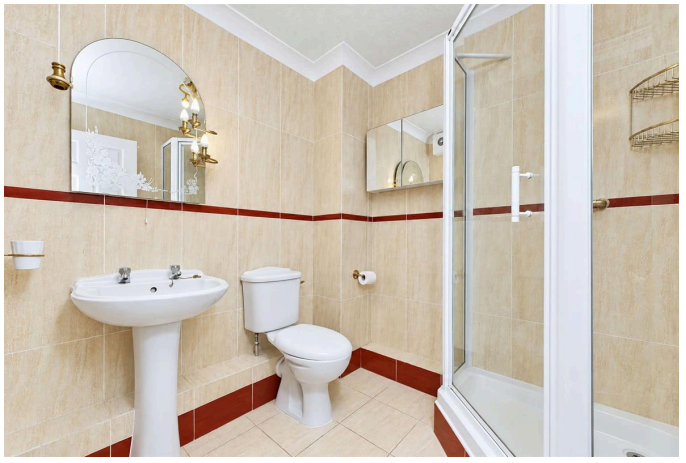
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



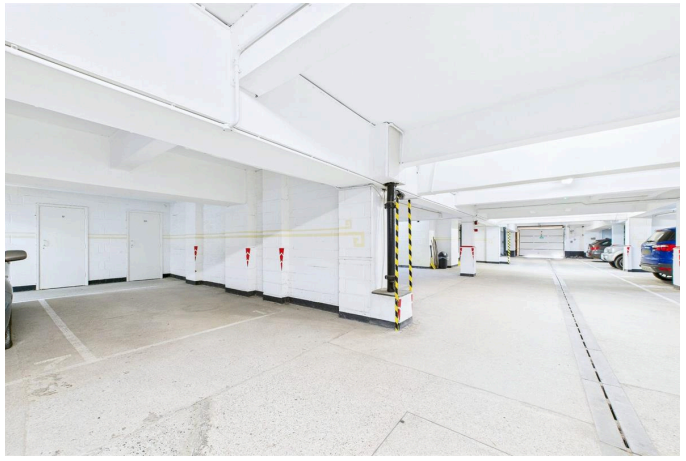
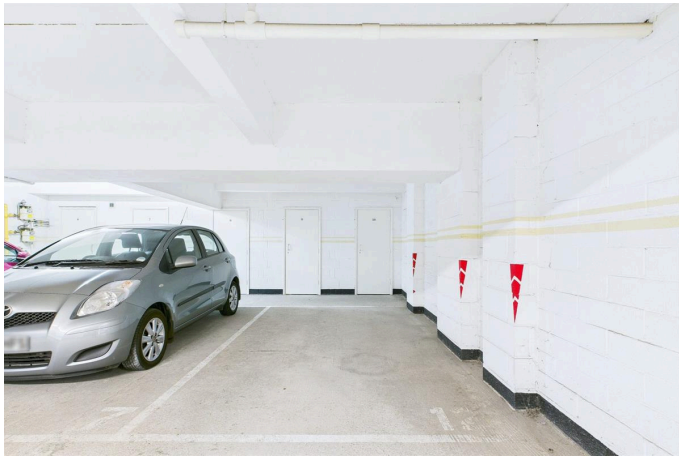
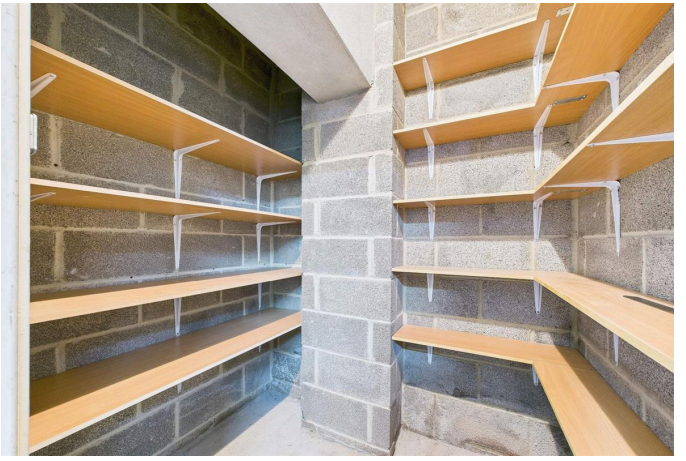











DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245
Daniel Hobbin Estate Agents Ltd. Registered in England and Wales.
VAT Number: 454 3322 11 - **The Property Redress Scheme:** PRS030100 - **Client Money Protect:** CMP009926 - **Data Protection Registration Number:** ZB269618
Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

Important Notice. These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Daniel Hobbin Estate Agents Limited. Where every attempt has been made to ensure the accuracy of the floorplan contained here, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Hobbin Estate Agents Limited have not tested any services, equipment or facilities. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.