





26 Cliff Road

Paignton, Devon, TQ4 6DH

Large Semi-Detached Period Building with Stunning Sea Views

Gross Internal Area Circa 393m² (4230 sq ft)

**Prime Position in the Highly Sought After Roundham Area • Sea Views Over the Bay Towards Torquay
Close to Paignton Town, Goodrington Beach and Easy Access to Fairy Cove**

LOCATION

Paignton is situated at the very heart of Torbay – a sheltered, natural harbour of immense beauty, made up of the three towns of Torquay, Paignton and Brixham. Torbay was affectionately labelled the English Riviera in Victorian times where its sunny climate, breathtaking views, and long safe sandy beaches were likened and compared to those of the French and Italian Rivas. Today, Torbay is still a very popular and attractive place to live with micro-locations (such as this opportunity) boasting incredible marine and coastal views from elevated positions. 26 Cliff Road is situated in the Roundham area of Paignton, enviably positioned between the much regenerated (but still quaint) Paignton Harbour and the stunning long sandy beaches of Goodrington. The property immediately fronts onto the public memorial gardens and a few steps away from Roundham Head. The property has spectacular views to the northwest toward Torquay, taking in much of Paignton seafront.

The beautiful and family friendly Goodrington Sands is immensely popular and easily accessible via walks from Roundham Gardens. Alternatively, in the opposite direction Paignton's vibrant and popular harbour, seafront and pier are a short walk away. Roundham is an incredibly convenient place to live, with first class beaches and water sports on the doorstep, the Southwest Coast path passing immediately in front of the property but still with access to all expected large town amenities nearby. Paignton is situated between the resort town of Torquay and the beautiful fishing port of Brixham.

Access to the A380 gives almost continuous dual carriageway access from Paignton to the M5 and motorway network at Exeter (18 miles). Exeter also boasts an international airport. Mainline railway connects are from Newton Abbot with branch connections and daily direct services from Paignton itself.

DESCRIPTION

26 Cliff Road presents an extensive and versatile period property which has been home to the Paignton Sea Anglers Association since 1986. The building comprises a semi-detached two storey property in an elevated position on a level plot. The building is arranged as a private members club with an open plan bar, lounge, function room and leisure space on the first floor and office and storage space on the ground floor. Externally the property benefits from a private terrace area, with a private single garage nearby, and primary parking on-road or in the neighbouring Torbay Council Car Park. It is envisaged that purchasers for the property would be motivated to either continue the commercial use of the property or create a spectacular coastal residence/ residences in a high value and stunningly beautiful location.

Ref No: 4807

£550,000 Freehold

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The accommodation comprises:-

RECEPTION HALL

LADIES & GENTS CLOAKROOMS

KITCHEN

15' 7" x 10' 5" (4.74m x 3.18m)

WEIGHING ROOM

11' 11" x 7' 11" (3.62m x 2.41m)

OFFICE

15' 3" x 14' 10" (4.65m x 4.53m)

CHILDRENS ROOM

15' 8" x 14' 0" (4.78m x 4.27m)

BOARD ROOM

19' 9" x 14' 5" (6.01m x 4.40m)

CELLARAGE

Split into two primary rooms, one benefitting from a fire escape leading to the outside terrace.

FIRST FLOOR

FUNCTION ROOM

40' 3" x 32' 7" (12.26m x 9.93m)

BILLIARDS ROOM

19' 11" x 14' 5" (6.07m x 4.39m)

PREP ROOM

14' 4" x 8' 8" (4.36m x 2.65m)

EXTERNAL

To the rear of the property, on the coastal elevation, is a terraced area, which is currently laid out with bench seating. Separate from the property positioned on the opposite side of the Burma Star Garden and accessed down a service lane off Cliff Road is a **SINGLE GARAGE**, being one of a pair and positioned to the seaward side.

RATEABLE VALUE

2023 List: £6,800. Please note this is the rateable value, and not rates payable. Potential buyers should make their own enquiries with Torbay Council as to rates payable.

PLANNING

The property does not benefit from any planning permission. Due to the current use as a private members club, it is assumed the property is operated under a 'Sui Generis' use class. Potential buyers will need to make their own investigations to satisfy themselves as to the feasibility of potential planning applications which would include a change of use.

EPC RATING C

VIEWING & FURTHER INFORMATION

Viewing is highly recommended and can be arranged by appointment with the joint agents:

BETTESWORTHS

Tel: (01803) 212021

Email: george@bettesworths.co.uk

Contact: George Helmore

JOHNH LAKE ESTATE AGENTS

Tel: (01803) 328899

Email: neil@johnlake.co.uk

Contact: Neil Bartlett

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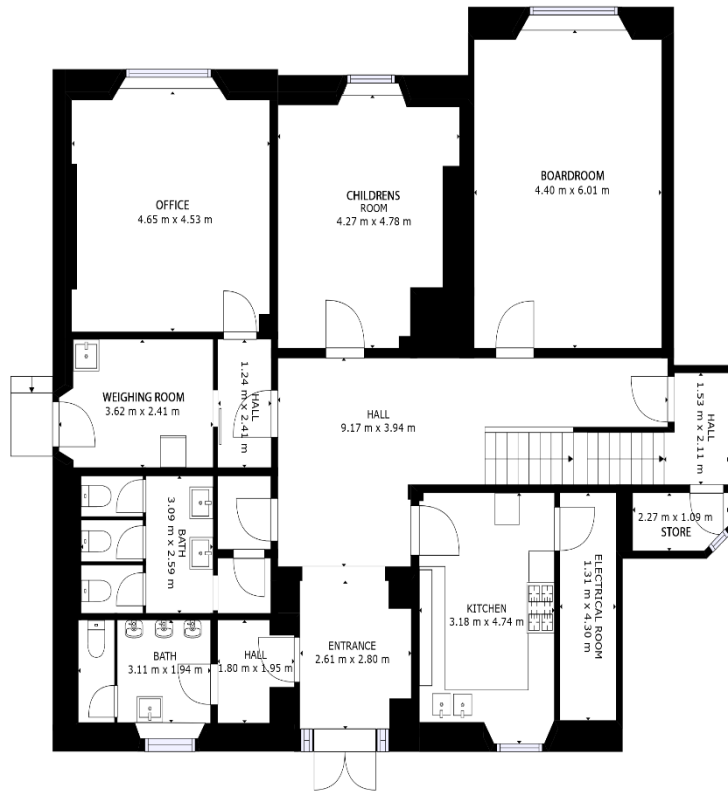
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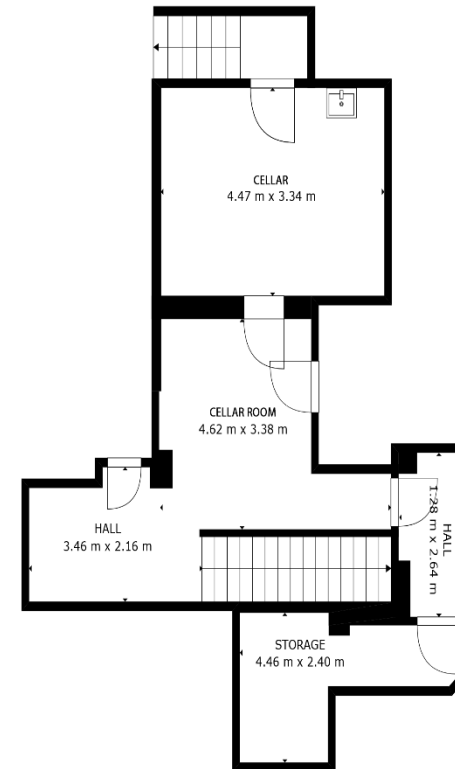


GROSS INTERNAL AREA
FLOOR 1: 50 m², FLOOR 2: 173 m²
FLOOR 3: 175 m², EXCLUDED AREAS:
DECK: 5 m²
TOTAL: 398 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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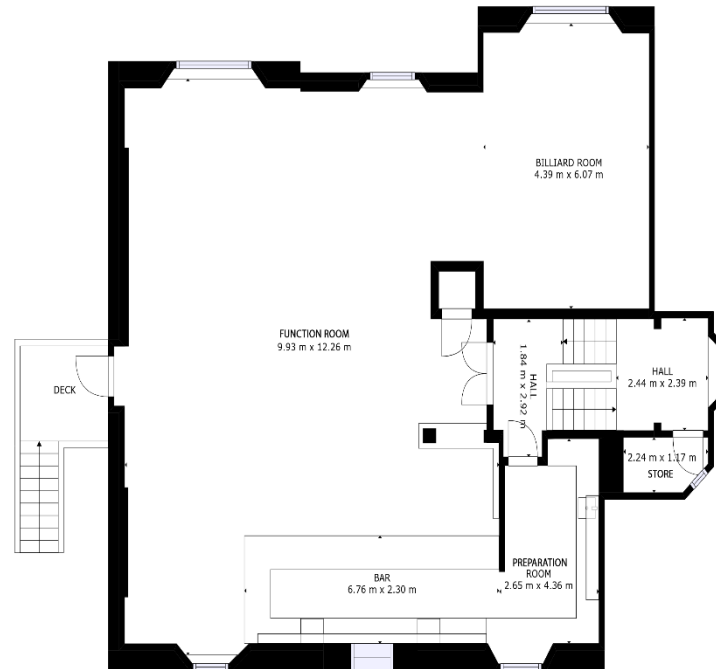
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FLOOR 3



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29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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