



**JOHN COUCH**  
THE ESTATE AGENT

30 Seaway Court  
Seaway Lane Torquay Devon

**£550,000 Leasehold**







# 30 Seaway Court

## Seaway Lane Torquay Devon TQ2 6RJ

£550,000



### A smartly presented two bedroom, two bathroom apartment with balcony, garage and far-reaching views that stretch around Tor Bay returning to the harbour

Sitting/dining room ■ Kitchen

2 bedrooms ■ En-suite shower/cloakroom

Bathroom ■ Balcony ■ Garage

THE SALE OF THE APARTMENT IS TO INCLUDE ALL FURNITURE

#### FOR SALE LEASEHOLD

With a stunning panorama that follows the curve of the bay, this spacious third floor apartment offers low-maintenance living and a laid-back lifestyle in a sought-after, seafront location.

#### LOCATION

Seaway Court is a well-respected development conveniently located next to the Grand Hotel, adjacent to the level sea front promenade and within walking distance of the Marina, town centre, restaurants and the sandy beach at Torre Abbey Sands. There are excellent public transport links and Torquay railway station is very close by.

#### INTERIOR

From the smart communal entrance, stairs or lift rise to the third floor where the front door opens to a wide hallway that gives access to the bathroom and bedrooms and flows round into the living area. This open plan space is naturally zoned to provide separate dining and seating areas and has windows and patio doors running the full width of the room framing the fabulous bay views. The kitchen is well fitted with a good range of units incorporating integrated Siemens appliances. There are granite countertops to three sides allowing space for casual dining with superb coastal views through large picture windows.

Returning to the hallway are two double bedrooms and a family bathroom. The bedrooms have a westerly aspect and fitted wardrobes whilst the principal bedroom has an en-suite shower room with separate WC.

#### OUTSIDE

From the sitting room patio doors open to a superb, covered balcony that runs the full width of the apartment allowing space for relaxation and dining al-fresco whilst enjoying the superb views across the gardens to the bay beyond. The gardens of Seaway Court, which are for the exclusive use of the residents, have communal seating for peaceful contemplation and a hard-court tennis court for the more energetic. There is a single garage set in a block and visitor parking. A pedestrian footpath from the garage area provides easy access to the Grand Hotel and the Railway Station.

#### AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international Marina and a range of shops, galleries, cafes and restaurants. The area has many beaches with an array of water sports and fishing also available.

There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

#### COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth.

**SERVICES** Mains water, electricity and drainage are connected, subject to the necessary authorities and regulations. Underfloor electric heating.

**CURRENT PROPERTY TAX BAND F** (Payable 2023/2024 £3080.63). **MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Ofcom Data)

**BROADBAND** Standard and Ultrafast available (Virgin & Openreach) (Ofcom Data)

**CURRENT MAINTENANCE/LENGTH OF LEASE** £3900.00 and £10 ground rent per annum. Remaining period of 200 year lease from 1<sup>st</sup> July 1973, residents own a share of the freehold.

**GENERAL GUIDANCE** Pets allowed with permission. Short term lets are allowed but holiday letting is not permissible. (Subject to confirmation by the Management Company)

**VIEWING BY APPOINTMENT ONLY**



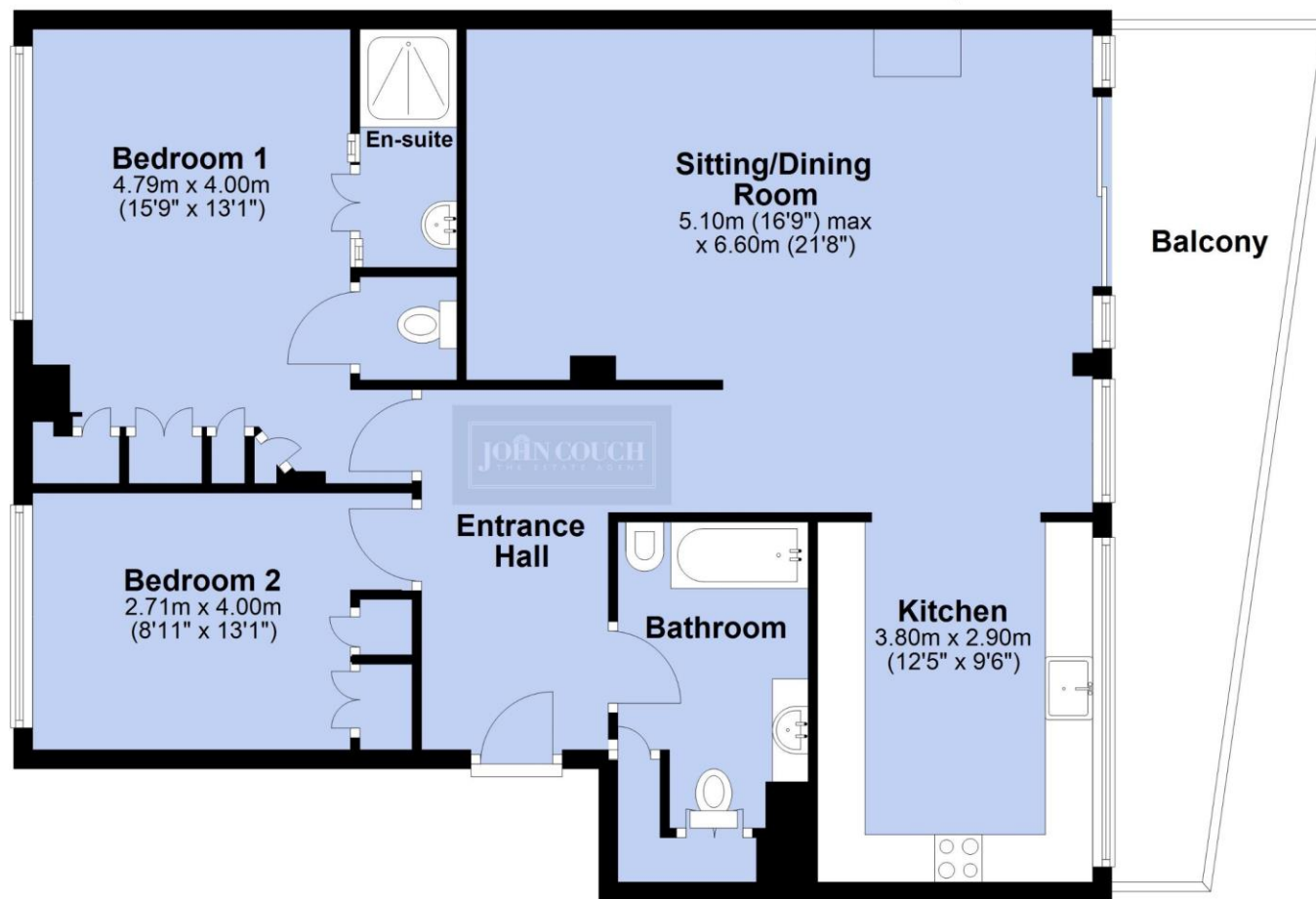




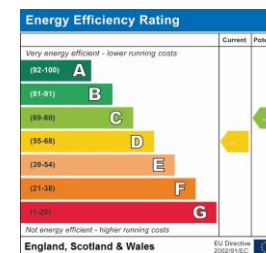




**Third Floor**  
 Approx. 91.7 sq. metres (987.1 sq. feet)



Total area: approx. 91.7 sq. metres (987.1 sq. feet)



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.