



**JOHN COUCH**  
THE ESTATE AGENT

The Haven 4 Hesketh Crescent  
Torquay Devon

**£345,000 Leasehold**





# The Haven 4 Hesketh Crescent Torquay Devon TQ1 2LJ

## £345,000 Leasehold



Presented with style and panache this three bedroom lower ground floor apartment is located in one of Torquay's most attractive period buildings majestically set overlooking the beach at Meadfoot and only a short distance from the harbourside and the village style community of Wellswood

- Period apartment in listed building ■ Meadfoot beach location
- Two reception rooms ■ Three bedrooms, one en-suite bathroom
- Contemporary kitchen ■ Shower room
- Excellent storage ■ Communal garden setting

### FOR SALE LEASEHOLD

The stunning Grade II\* listed, Hesketh Crescent was inspired by the Georgian crescents of Brighton and Bath to provide fifteen exclusive houses in a seaside setting which over time have been carefully divided with a boutique hotel as the centrepiece and apartments of a more manageable size in the remainder of the crescent.

In recent years this lower ground floor apartment has been cleverly reconfigured and stylishly appointed to provide a secluded home with spacious and imaginative accommodation unfolding over one level.

The south facing orientation and unique atrium feature fills the interiors with gentle, natural light throughout the day, enhanced by a neutral décor that creates a real haven of peace and tranquillity.

### LOCATION

Set within the Lincombes Conservation area sought after for its quiet residential roads and preserved period architecture, the crescent overlooks the blue flag beach at Meadfoot which is nestled below an array of spectacular cliffs and provides a peaceful spot for relaxation or for the more adventurous provides direct access to the South West Coastal Path. The Osborne Hotel, located within the crescent, has a restaurant and café bar with a fabulous sea view terrace which is open to non-residents.

There are lovely grounds to walk in with benches strategically placed for quiet contemplation whilst overlooking the bay. There is a putting green and outdoor games area for those with a competitive edge and other facilities such as indoor pool, tennis courts and gym are also available to apartment owners through a hotel operated membership scheme. (The outdoor pool is strictly for hotel guests.)

At Meadfoot Beach there is a licensed beach café that is open all year and a waterside terrace where you can enjoy the views of Thatcher Rock and across the bay to Brixham. At the nearby village style community of Wellswood there are excellent local amenities with a Parish Church, pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes.

A local bus runs in the vicinity and the crescent is within easy reach of the harbour, marina and all that Torquay has to offer.

### INTERIOR

The building's handsome exterior is enhanced by traditional iron railing with spearhead finials from where a gate opens to steps that descend to the entrance courtyard where there is a concealed storage cupboard. The front door opens to the hallway which has a useful double cloaks cupboard and a door opening to the living accommodation.

**VIEWING BY APPOINTMENT ONLY**



The principal living spaces are located to the front of the plan and benefit from natural light flooding in through tall windows that bathe the room in natural light and highlight the decorative cornicing detail.

This room provides a natural area for comfortable seating area with a perfect space for a dining table adjacent to the kitchen which has been well planned and is fitted with a superb range of contemporary units which create a nice counterpoint to the period charm of the architecture. There is a good range of wall and base units that conceal some integrated appliances with countertops and splash backs designed to create a stylish contrast.

The spacious inner hallway has a storage cupboard and there is good natural illumination flowing from the large atrium/conservatory which is a delightfully unexpected space that provides a large conservatory style second living room with feature remote controlled LED lighting.

There are three bedrooms with the principal bedroom having Georgian style glazed doors opening to the atrium, a superb en-suite bathroom and built-in wardrobes. There are two further double bedrooms, one with glazed double doors opening to the atrium and the other with built-in wardrobes. A contemporary shower room with WC and basin completes the accommodation.

From the atrium a door opens to a lobby with a communal store room and a staircase which rises to a further door that opens to the driveway that runs to the rear of the crescent.

### **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, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival and in early summer the English Riviera Air Show is not to be missed.

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 where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators

**CURRENT PROPERTY TAX BAND D** (Payable Torbay Council 2025/26 £2339.84)

**MOBILE PHONE COVERAGE** EE, Three, and 02 (Estimated Ofcom Data) – Please verify whilst viewing for internal service.

**BROADBAND** Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)

**CURRENT MAINTENANCE** approximately £900 per annum

**LENGTH OF LEASE** 999 year lease from 12/03/1992, 966 years remaining. Owners own a share of the freehold.

**GENERAL GUIDANCE** We understand that Shorthold tenancy agreements, holiday letting and small well-behaved pets are permitted within the terms of the lease. (Subject to confirmation by the Management Company)







**Bedroom 3**  
14'6 x 13'11  
4.42 x 4.24m

**Atrium**  
20'9 x 13'2  
6.32 x 4.02m

**Bedroom 2**  
10'10 x 10'7  
3.31 x 3.23m

**Bedroom 1**  
13'1 x 12'8  
3.99 x 3.85m

**Kitchen/  
Breakfast Room**  
16'9 x 7'8  
5.11 x 2.33m

**Living Room**  
20'9 x 12'10  
6.33 x 3.91m

**Outside**

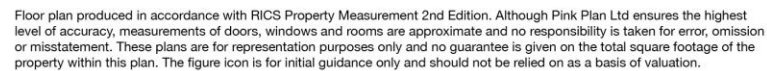
The floor plan includes several rooms and areas: Bedroom 3 at the top left; Atrium in the center; Bedroom 2 at the top right; Bedroom 1 below the atrium; Kitchen/Breakfast Room at the bottom left; Living Room at the bottom right; and Outside space at the very bottom. The plan also shows various internal doors, windows, and structural elements like stairs and columns.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			68
E (39-54)			
F (21-38)			
G (1-20)		1	
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

WWW.EPC4U.COM



**www.johncouch.co.uk**





**JOHN COUCH**  
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk



Zoopla rightmove



**www.johncouch.co.uk**

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.