



**JOHN COUCH**
THE ESTATE AGENT

24 The Headlands Cliff Road
Torquay Devon

£460,000 Leasehold



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With a commanding cliff top location, the apartment forms part of a landmark development, admired for its cliff top setting, enjoying exceptional coastal views sweeping from the east to the west

Entrance hall ■ Kitchen ■ Living room ■ Balcony
2 bedrooms ■ 2 bathrooms
Garage ■ Communal gardens

FOR SALE LEASEHOLD

Set within the prestigious and highly regarded Headlands development, this first-floor apartment forms part of one of Torbay's most desirable coastal addresses. The building itself is an attractive and well-established landmark, admired for its commanding cliff-top setting.

The apartment enjoys an exceptional coastal outlook, with uninterrupted and far-reaching views. From its enviable vantage point, the outlook sweeps gracefully from the easterly aspect, with Torquay providing a picturesque backdrop, across the open sea towards Berry Head and its iconic lighthouse to the south, before curving around the bay towards Paignton in a westerly direction.

It is particularly well situated within the building, benefiting from access via both the principal entrance and a convenient side approach.

Lift and stair access are available, with the lift positioned immediately inside the building, providing effortless arrival. Upon reaching the first floor, the apartment is ideally located just to the left of the lift—an advantageous and easily accessible position.

The accommodation is thoughtfully arranged and well-proportioned throughout. A welcoming entrance hall provides a sense of space on arrival, leading to the guest bedroom positioned to the right, while a well-appointed bathroom lies to the left.

A notable feature of this apartment, attributable to its desirable end-of-building position, is the kitchen's westerly-facing window, allowing for natural light and an appealing outlook. The kitchen offers a practical layout with ample storage and workspace.

The principal living space has room for dining and relaxation.

This room opens onto a private balcony, perfectly placed to take in the magnificent coastal panorama. In addition, the end-of-building position affords a further window to the west, enhancing both light and aspect.

The main bedroom is situated to the front of the apartment, enjoying the same breathtaking sea views, creating a tranquil and restful retreat. The en-suite bathroom is of generous proportions.

The Headlands is further distinguished by its well maintained cliff-top communal grounds, laid predominantly to lawn and enjoying uninterrupted views across the bay. These grounds provide residents with an exceptional outdoor environment—perfect for quiet relaxation taking in the ever-changing coastal scenery.

The property is offered with the added benefit of a single garage, with a parking space directly to the front, ensuring both convenience and practicality.

VIEWING BY APPOINTMENT ONLY

Situated in the heart of Torquay, this apartment offers far more than a remarkable view—it provides access to a lifestyle that is both refined and relaxed for a seaside lifestyle. The prestigious Torquay Marina forms part of the waterfront lined with lively bars and restaurants linking with the wide promenade, flanked by the sea to one side and beautiful gardens to the other. Away from the sea can be found historic Torre Abbey, its grounds host to year round outdoor events. The town has convenient out-of-town retail shopping and a cultural scene including cinema and theatres, offering a variety of leisure and entertainment experiences.

Connectivity is excellent, with Torquay railway station providing regular services linking to the intercity network at Newton Abbot and with direct routes to Exeter and London Paddington, making travel for business or leisure both straightforward and efficient. The area is also well served by road, with access to the A380 linking seamlessly to the M5, ensuring the wider South West and beyond remain within easy reach.

SERVICES

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

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2026/2027 £3,548.99)

MOBILE PHONE COVERAGE O2, EE, Three and Vodafone (Estimated Ofcom Data).

BROADBAND Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data).

CURRENT MAINTENANCE/LEASE TERMS

£3800 per annum to include water. 199 year lease form 1st September 1987, lease expiry date 1/09/2186, 161 years remaining. Owners own a share of the freehold.

GENERAL GUIDANCE Under the terms of the lease holiday letting is not permitted. Assured Shorthold Tenancies of a minimum of six months are allowed. Pets are permitted with the agreement and approval of the Board of Directors. (Subject to confirmation by the Management Company).



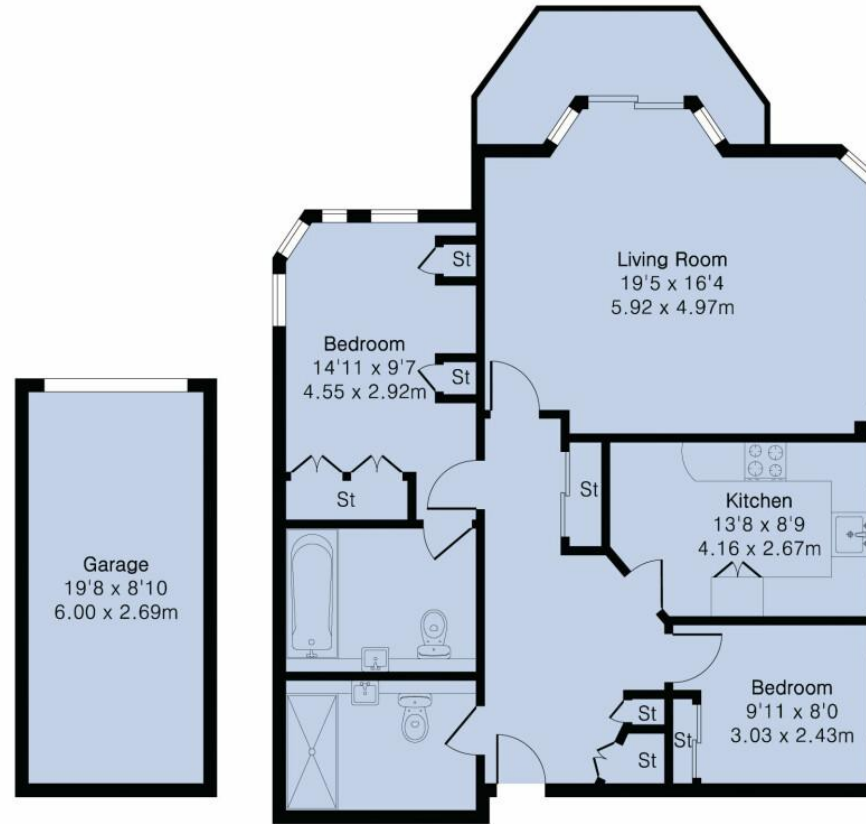




**Approximate Gross Internal Area 921 sq ft - 86 sq m
(Excluding Garage)**

Garage Area 174 sq ft - 16 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(56-68)	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.epcru.com</small>			



Garage

Second Floor Flat

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.