



9 Braddons Cliffe



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Braddons Hill Road East, Torquay, TQ1 1HR

Totnes 10 miles Exeter 22 miles Dartmouth 11 miles

A spacious two bedroom apartment in Torquay featuring a generous balcony with breath taking sea views. Modern new kitchen and offering a garage with additional storage.

- CHAIN FREE
- Double Bedrooms
- Large Balcony
- Moments from sea-Front
- Leasehold
- Breathtaking Sea Views
- Garage
- Modern, New Kitchen
- Council Tax Band: D
- EPC Band: D

£280,000

Discover coastal living at its finest in this beautifully presented two bedroom apartment, perfectly positioned in one of Torquay's most sought after locations. With an impressive internal layout of approximately 87 sq. metres, the home offers a superb sense of space and comfort from the moment you step inside.

The welcoming entrance hall flows naturally through to each room, creating a practical and well designed footprint ideal for both everyday living and entertaining.

The heart of the property is the generous sitting room, extending to over 6 metres in length and opening directly onto a spacious private balcony. This wonderful outdoor space captures breath taking panoramic sea views across the bay, an ever-changing backdrop of sparkling waters, colourful sunsets, and the unmistakable charm of Torbay's coastline. Whether enjoying a quiet morning coffee or hosting friends, the balcony provides an idyllic setting that truly elevates the home.

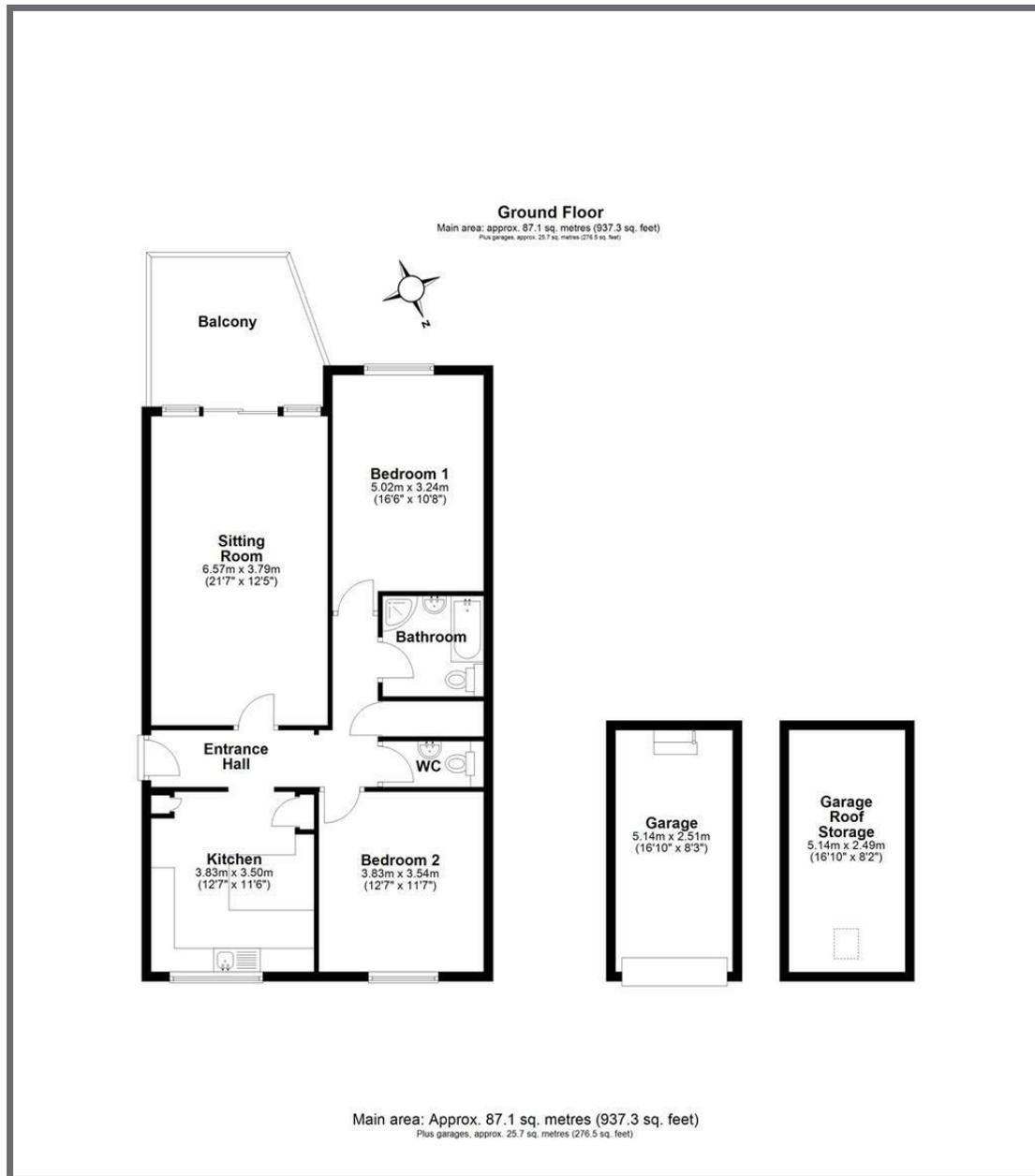
A newly fitted, modern kitchen adds further appeal, combining style with practicality. Sleek surfaces, contemporary cabinetry, and a well planned layout make this a highly functional cooking space, while the nearby dining and living areas ensure it remains connected to the social heart of the apartment. Two well proportioned bedrooms offer peaceful retreats, with Bedroom 1 boasting direct views and generous dimensions. A modern bathroom and separate WC provide added convenience for residents and visitors alike.

Completing the property is a private garage with additional roof storage, perfect for beach gear, bicycles, or hobbies that require extra space. Set within a quiet development yet just moments from Torquay's vibrant waterfront, beaches, cafés, and transport links, this apartment represents an exceptional opportunity to enjoy the very best of coastal living. Ideal as a permanent home, stylish holiday base, or investment, it is a rare find with outstanding views and modern comforts throughout.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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