



Flat 3 Broadsands Broad Reach, Paignton, Devon, TQ4 6FA
Freehold Flat - First Floor
£495,000

boycebrixham
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This exceptional duplex penthouse apartment offers a unique opportunity to enjoy luxury coastal living in one of Devon's most sought-after locations. Built to the highest standard by the renowned developer Beadonbrook, the property combines stylish design, energy efficiency, and thoughtful detailing throughout.

Set within the picturesque area of Broadsands on the English Riviera, the apartment is ideally positioned between Brixham, Torquay and the South Hams. The area offers a blend of village charm, local amenities, and easy access to scenic beaches, marinas, and countryside.

Broadsands enjoys a premier coastal location, with Broadsands beach located at the end of a quiet residential street. The property benefits from stunning sea views, particularly from the upper floors, and sits within beautifully landscaped gardens that enhance the setting.

The penthouse apartment spans two levels and has been designed to maximise light and space. It features two double bedrooms, a generous living room, and an open-plan kitchen/dining area. The accommodation flows effortlessly, creating a sense of luxury and comfort throughout.

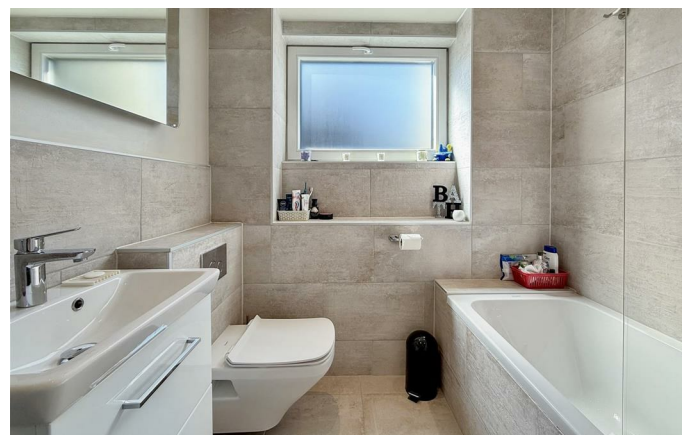
The top floor is specifically designed to take full advantage of the panoramic views. The kitchen/dining room opens onto a private south-facing roof terrace, while the main bedroom includes its own balcony overlooking the sea. Sliding triple-glazed Juliet balcony doors in the living area further enhance the sense of space and light.

Each apartment has been finished to an exacting standard, using high end materials throughout. quality worktops, elegant fittings, subtle lighting, and high-quality finishes define the interiors. The apartments feature the very latest technology, including filtered fresh air heating, underfloor heating, and ultra-low energy LED lighting.



- Duplex penthouse with sea views
- Private roof terrace and balcony
- Council Tax Band: E

- Leasehold with share of freehold
- EPC rating: B
- 2 Allocated parking spaces





The construction and commitment to sustainable design is evident in every detail. The homes are built to minimise energy use, with triple-glazed windows and doors, Vireo heat recovery systems, and Omnie network heating controls, setting a new benchmark for low-energy living.

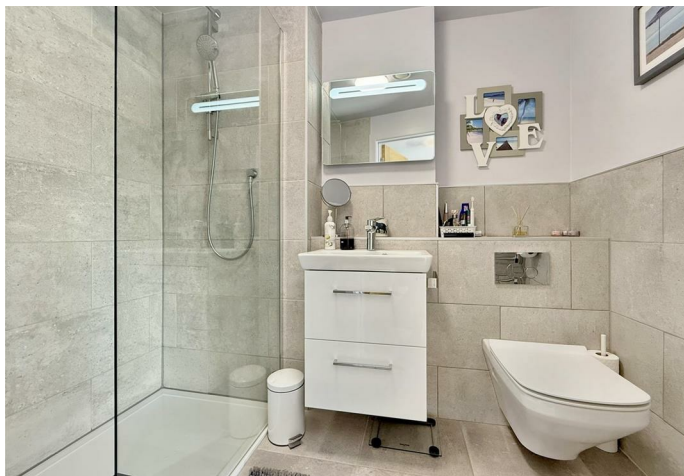
In addition to the roof terrace and balcony, the development offers landscaped gardens that provide a tranquil setting. Additional planting along the flank of the exposed stone wall helps soften the appearance and integrates the property beautifully into its surroundings.

Residents enjoy the convenience of two allocated parking spaces, a storage shed, and shared use of a bin store. The location also provides excellent recreational options, with Churston Golf Club on the doorstep, coastal walks, the South West Coast Path, and easy access to local restaurants and cafes, including many fantastic places to visit around the pretty Brixham Harbour.

The apartments are particularly suited to those looking to downsize without compromising on space or comfort. The open-plan design, high ceilings, and generous room sizes offer the freedom of a house combined with the convenience of apartment living.

The property benefits from a 10-year Premier Guarantee (from November 2017) and a 20-year roof guarantee (from November 2020). Regular maintenance ensures continued performance, with the last boiler service carried out on 31 May 2025.

The apartment is leasehold with a 999-year lease from January 2018 and includes a 1/8th share of the freehold. The 2025/26 service charge is £1,200, with an additional £200 contribution to the sinking fund. The management company AGM is scheduled for 15 August 2025, ensuring ongoing management and maintenance of the communal areas.



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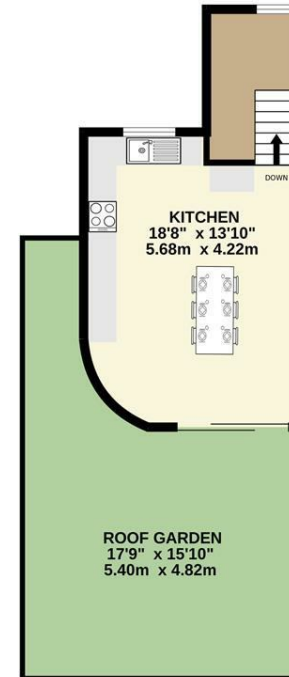


FIRST FLOOR
853 sq.ft. (79.2 sq.m.) approx.

TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SECOND FLOOR
298 sq.ft. (27.7 sq.m.) approx.

Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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