

THE SANDS

A BEACH HOUSE IS MORE THAN BRICKS AND MORTAR;
IT IS BUILT FROM SANDY BEACHES, SUNLIGHT AND ENDLESS HORIZONS



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Discover the epitome of coastal luxury at this exclusive beachfront development.

The Sands is an architectural masterpiece, designed to maximise natural light and breathtaking sea views and combine contemporary elegance with advanced technology.

Live your dream in a home that offers both beauty and comfort.



Seaside Living Redefined

DESIGNED BY AWARD-WINNING ARCHITECTS
PMR ARCHITECTURE, THIS AMBITIOUS YET
ELEGANT DEVELOPMENT OF TWO
TOWNHOUSES ON THE EXCLUSIVE MARINE
PARADE IS CONTEMPORARY IN STYLE YET
BUILT IN COMPLETE SYMPATHY WITH ITS
GLORIOUS BEACHFRONT LOCATION.





The Sands:
4 BEDROOM TOWNHOUSE

A glazed internal Porch welcomes us into an Open-Plan ground floor that encapsulates contemporary living at its finest.

The superb modern Kitchen features a stylish island, high-end appliances, and ample Dining space.





Relax with friends and enjoy the view from the Sun Room or spill out on to the Terrace, the glazed balustrade allowing the space to blend effortlessly with its stunning coastal surroundings.





The airy Living Area, with a contemporary feature fireplace, seamlessly extends to a rear Courtyard, creating an expansive, light-filled space.

Beyond this is a handy Utility Room leading to a ground-floor Shower Room that can be accessed from the Courtyard - Ideal for showering off sandy toes or paws.



Head up to the first floor to find two sophisticated Ensuite Bedrooms, each boasting premium finishes and meticulous details.

Bedroom 1 opens to a Balcony through French doors, stroll outside and pause to enjoy the sweeping panoramic sea views.



On the second floor, Bedroom 3's unique A-frame windows provide a stunning viewpoint. The frameless picture window beautifully frames expansive sea views.

The generous Family Bathroom, with its double sinks, combines style and practicality, ensuring a delightful experience.

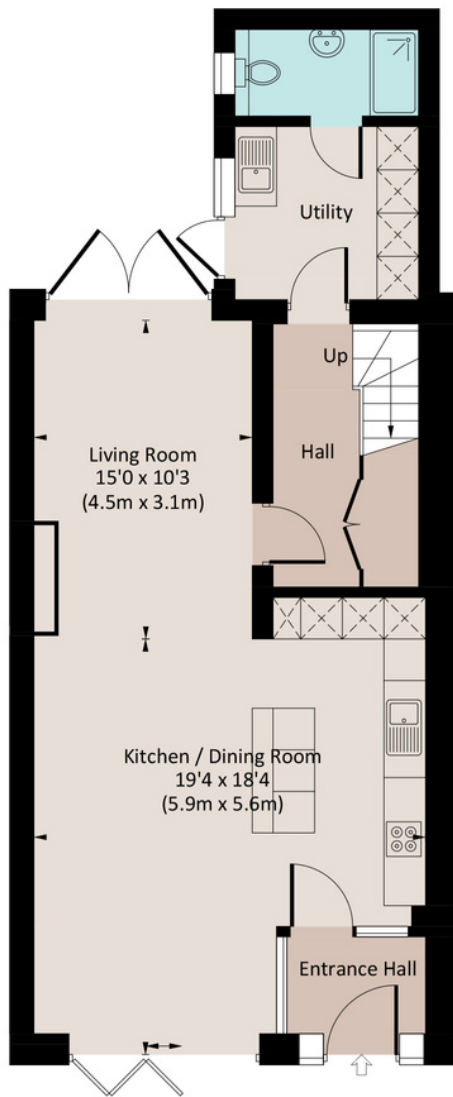
The fourth Bedroom on this level offers outstanding versatility, ideal for use as a Dressing Room, Guest Room, or Home Office.



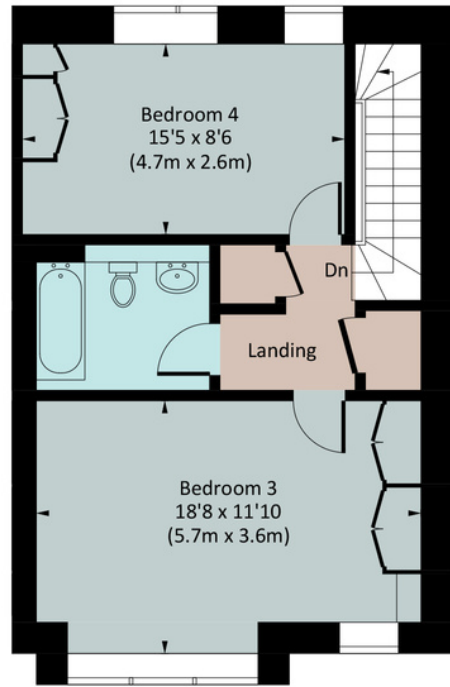
*Where Tranquility
Meets Luxury*



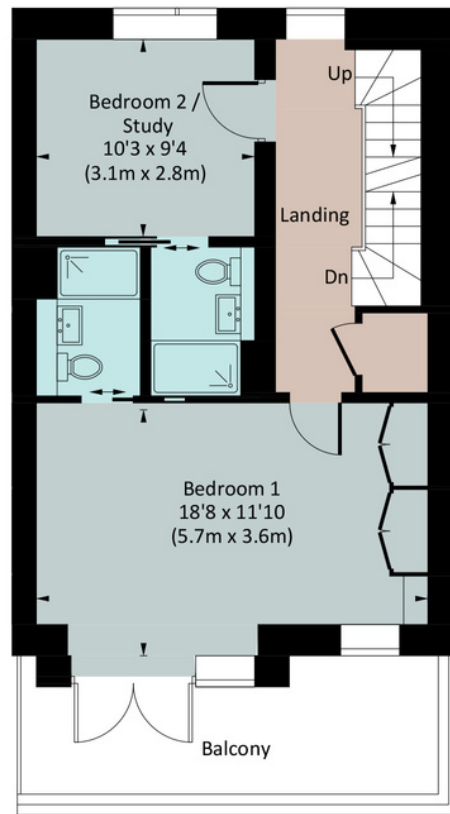
Approx. gross internal area
1817 Sq Ft. / 168.8 Sq M.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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The Finer Points

- **High-performance aluminium glazed bi-fold doors to the front terrace**
- **Intercom and remotely operated front gates**
- **Underfloor heating to the ground floors**
- **Frameless glass balustrade to terraces and balconies**
- **High-spec bathrooms throughout.**

Postcode: TQ3 2NU

EPC: C

Council Tax: E

Local Authority: Torbay Council

Tenure: Freehold

Utilities: Mains Water, Drainage, Electricity & Gas

Central Heating: Gas and Underfloor Heating

Broadband Speed: Up to Gig1

Phone Signal: Good

Parking: Parking space in the Private Car Park - with Electric Charging Point

Access: Flight of steps to front door

Transport: Paignton Railway Station (1 mile) for mainline trains to London. A38 Devon Expressway - 18 miles. Exeter 30 miles by car

What3words: asleep.grass.foods



About The Area

Preston Sands: The Ideal Family Beach

Preston Sands is a delightful family beach, offering a safe and pristine environment perfect for sunbathing, swimming, or building sandcastles. At low tide, grab a fishing net and explore the fascinating rock pools teeming with sea slugs, shrimps, and periwinkles.

A picturesque promenade, lined with colourful beach huts, frames the backdrop of this beautiful beach. These iconic huts are synonymous with the English Riviera's charm.

Enjoy dining at the local restaurants or relax in one of the beachside cafes.

Preston Green

Just a stone's throw away is Preston Green, an expansive space perfect for playing ball games or taking leisurely walks with your dog. There is also a popular outdoor gym.

Watersports

One of Marine Parade's most compelling advantages is its unparalleled access to the water. Residents here can indulge in a variety of water-based activities such as wild swimming, wind-surfing, kayaking, and paddle-boarding. This close proximity to the water fosters an active, outdoor lifestyle, promoting both physical and mental well-being.

Local Amenities

A leisurely walk along the seafront will bring you to Paignton, offering an array of amenities. Walk along to the pretty harbour to enjoy alfresco dining in one of the many popular eateries or take a trip on a pleasure or fishing boat. Simply continue your walk to discover rest of the South West Coastal Path and its beautiful scenery. There is also a cinema, waterpark, miniature golf, shops, and the pier to explore.



Get in touch to view - we'd love to show you around.

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COASTAL COLLECTION

BESPOKE & UNIQUE PROPERTIES