



Flat 4 Rock Bank West Higher Manor Road, Brixham, Devon, TQ5 8HA  
Leasehold - Share of Freehold Flat  
Asking Price £245,000

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A very stylish ground floor Victorian villa apartment located in the heart of the Brixham harbour bowl. This stunning property would make an excellent central base for anyone wanting to be close to all that this stunning town has to offer, with good outside areas, parking, and spacious rooms.

Finished to a high quality and standard throughout, including a modern contemporary bathroom and kitchen, complete with fitted and free standing appliances. The rooms are all beautifully proportioned and enjoy lots of natural light and air from the large windows to the southerly aspect, with many character features retained including the original high skirting boards, picture rails and period Italian marble fire. The property has also had new modern Smart Heat radiators installed, approximately 2 years ago, with the remainder of a 25 year guarantee, making this a very comfortable cosy home with lots of period and character.

The property is perfect for entertaining, having the advantage of the use of what was formerly the villa's main living room as its primary living space. It is sure to impress with its lovely large bay window, and direct access to the private terrace which enjoys sun throughout the day and a lovely woodland vista. The grounds enjoy a private sweeping driveway, opening to a reception area where access to the communal entrance hall and post boxes are located. This entrance is shared with three other apartments. In addition, a separate gate to the side provides direct private access to the terrace and primary living space.

The grounds include a large gravel car park where the individual apartments' allocated parking spaces can be found. A covered archway leads into the building's undercroft, where there are many individual dry storerooms offering great storage solutions not often found with apartments.

999 year lease from 1988 & a 1/6th share of the property freehold is included in the property purchase.

Managed by Blenheims, with the South West office based in Pembroke House, Preston, Paignton. Maintenance charge is an annual amount of approximately £1404. which includes insurance costs, cleaning and redecoration of communal areas, garden maintenance, exterior lighting and lighting to communal areas plus a contribution to 'future repairs fund'.

**Council Tax Band: A**



- Forming Part Of A Handsome Victorian Villa
- Enjoying A Lovely Woodland Vista
- Modern Fitted Kitchen With Appliances
- Chain Free With Immediate Vacant Possession
- Great Location In Brixham Harbour Bowl
- Private Large Sunny Terrace
- Modern Contemporary Bathroom
- Allocated Parking & Undercroft Storage
- Stunning Ground Floor Apartment
- Convenient For Shops & Restaurants



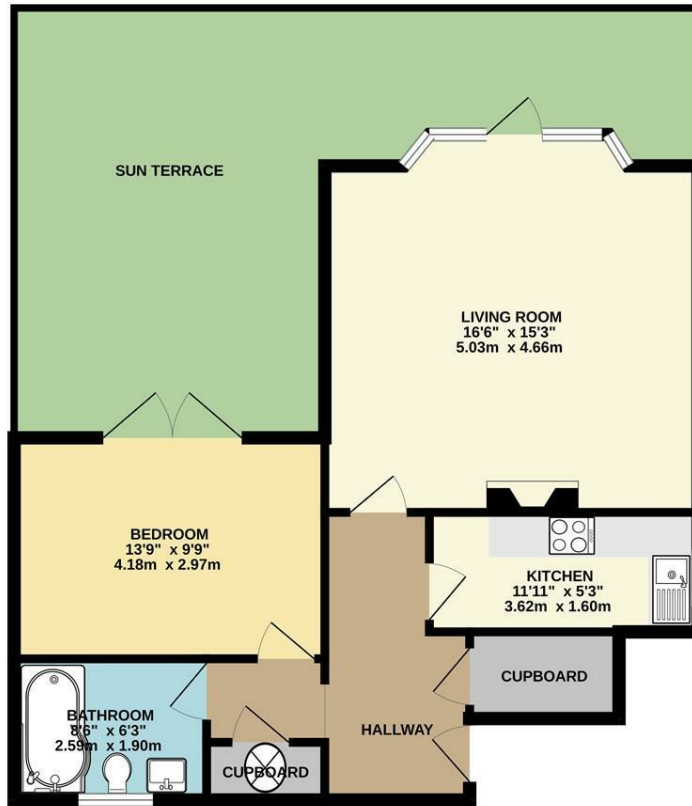




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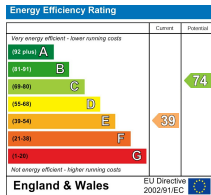
GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.3 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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Current EPC Rating: E



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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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