



Flat 3 Harbour Heights Higher Street, Brixham, Devon, TQ5 8HR  
Leasehold - Share of Freehold Flat  
Asking Price £275,000

**boyce**brixham  
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A fantastic opportunity to purchase a light-and-bright spacious apartment located in the heart of the ever popular 'Harbour Bowl' area of Brixham - as featured in many of the iconic shots of this bustling fishing port. The situation of the block affords a very brief walk down the winding historic narrow streets leading out to the water's edge.

The design of the building makes good use of the breathtaking direct harbour views from all the principal rooms and the balcony has a real 'front row' perspective of the action - making it an idyllic spot to take in Brixham's vibrant atmosphere whilst accommodating al-fresco dining or enjoying your favourite tippie. The property enjoys a very good degree of light throughout, benefitting from a South-facing aspect to every room.

The accommodation briefly comprises a good size hall serving the two double bedrooms, a good size bathroom and main living space which flows around to the kitchen/dining area, or to the balcony via a floor-to-ceiling sliding door, which really does make the most of the incredible views. The apartment has been well maintained throughout our vendor's tenure, however would now benefit from some modernisation to the kitchen and bathroom.

Service charge and contribution to the a reserve fund is currently £900.00 per annum. Constructed in the 1960's and with a 999 year lease and an equal share of the freehold. There is no restriction on long or short term letting this property, and it would make for a wonderful holiday-let investment or second home/bolthole, and is offered to the market with NO ONWARD CHAIN.

**Council Tax Band: B**



- Stunning Harbour Views
- Well Maintained & Popular Block
- Two Double Bedrooms
- Great Second Home/Holiday Let

- 5 Minute Walk To The Waterfront
- Light-and-Bright Throughout
- Scope For Improvement
- Offered With No Onward Chain



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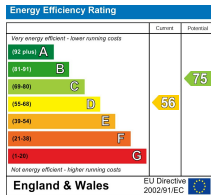


## SECOND FLOOR



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: D



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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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