



The Lookout Flat 2 13a Prospect Road, Brixham, Devon, TQ5 8HS
Leasehold Flat - Studio
£155,000

boycebrixham
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Complete with heaps of quintessential Brixham 'quirk' is this super one-bedroom studio nestled just above the Inner Harbour with a private courtyard enjoying some lovely harbour views.

'The Lookout' enters through an unassuming front door from Prospect Road, through a private store to some steps down, where you take in a panoramic view over 'Old Brixham' and the Breakwater to Lyme Bay beyond. At the bottom of the step, the property enters into the private courtyard garden. Enjoying early morning sun from the east over the harbour views, and some pleasant rays coming from the west later on in the day. A great spot to enjoy a BBQ in the warmer months, and to soak up the vibrant buzz of the bustling harbour.

Internally the flat is very well presented throughout. Modern and stylish decor, all recently done, leaving a buyer with nothing to do and is ready-to-go. Opening through to a very useful porch though UPVC double glazed front door, you enter the main living space. Very light-and-bright and enjoying a pleasant aspect over the courtyard. Superbly presented and immaculate throughout. A super, open space - ideal for relaxing or entertaining in. The kitchen is modern, stylish and is fitted with integrated over (with electric hob), fridge and dishwasher undercounter.

The bathroom is very spacious and again is fresh & modern with a feature exposed-brick tiling to the walls. Large corner shower and white bathroom suite. & black fittings.

The bedroom has been cleverly screened, and offers a peaceful, private space in which to rest. Ample room for a large double bed and wardrobe space.

This wonderful Brixham Harbour base is ideal for buyers looking for a low maintenance lock-it-and-leave-it retreat by the sea, would make for a super holiday let investment (as permitted in the lease), or as an ideal first-time purchase for a buyer looking for their first step on the ladder.

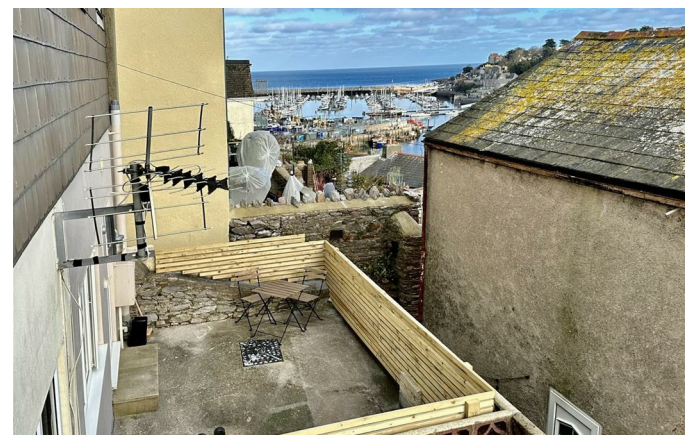
The property is held on a 999 year lease from 25th February 2014 (seller owns freehold). No service charge and no ground rent.

Council Tax Band: A



- Studio Flat - Leasehold
- Perfect Holiday Let / Second Home

- Great Harbour Bowl Location
- Council Tax Band A



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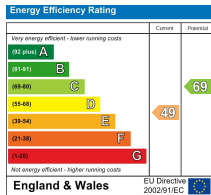


GROUND FLOOR



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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