



24 Ocean View Crescent, Higher Brixham, Brixham, Devon, TQ5 0BE
Leasehold Apartment - Purpose Built
Asking Price £175,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A bright, light, and very well-presented top-floor two-bedroom apartment with superb countryside views to two aspects and sea views across Torbay to the front. Located at Higher Brixham and benefiting from a large double tandem garage, this very impressive property must be viewed to be appreciated.

Positioned on the outskirts of Brixham with easy access to the other Torbay towns via Hillhead, and picturesque Kingswear & Dartmouth a short drive away, this superb home also has a bus stop nearby making access to St Mary's Square & the town itself very straightforward.

The flat is located on the top floor with its own entrance from the communal walkway. There is a ground floor garden area to the rear of the block, an ideal place to sit backing directly onto countryside.

The flat is entered via a good-size entrance hallway with a handy storage cupboard. There are two double bedrooms, both of which have built-in cupboards. The bathroom is spacious and also benefits from natural light thanks to its position within the building.

The main living area is an excellent size and offers ample space for both lounge and dining room furniture. The large half-square bay window enjoys great views across the surrounding countryside and across Brixham out to Torbay beyond. The kitchen is located just off, a great size room with two windows thanks to the position of the apartment at the end of the building, both of which enjoy the lovely views and offer lots of natural light. The kitchen is a great size with lots of storage and worktop space, and the gas combi boiler is housed in this space also.

Lease length 135 years from 23 Oct 1984.
Maintenance charge £840.00 per annum

Council Tax Band: A



- Double Tandem Garage
- Super Open Plan Lounge Diner
- PVCu Double Glazed Windows
- End Position Offers Great Natural Light

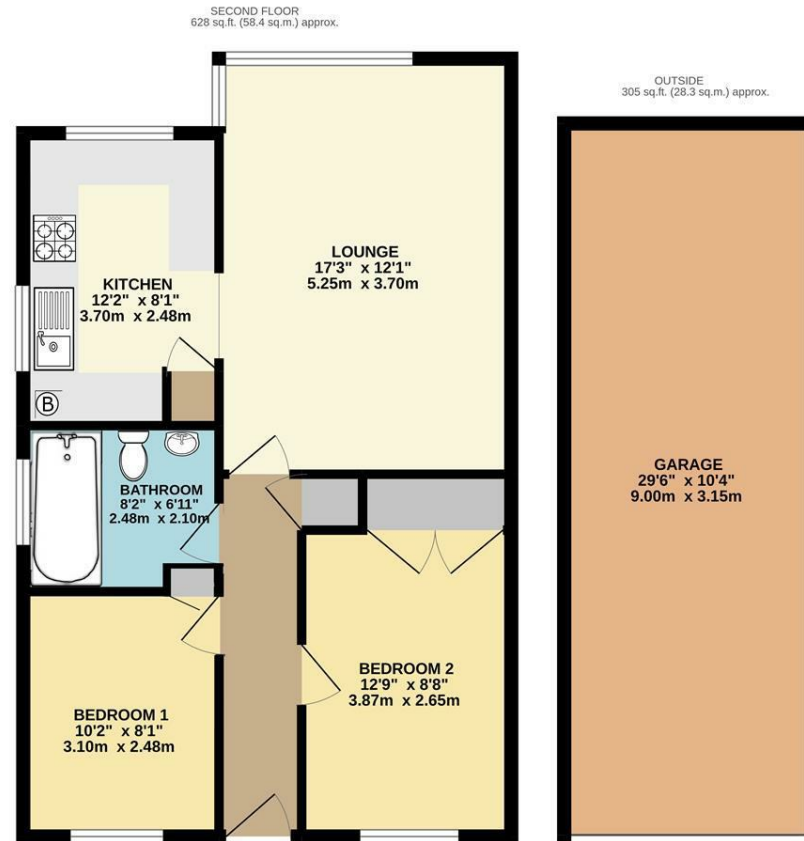
- Gas Central Heating
- Open Rural & Sea Views
- Good Size Bathroom



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TOTAL FLOOR AREA: 933 sq.ft. (86.6 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: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C		79	79
(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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