



52 Langley Avenue, Brixham, TQ5 9JG
Freehold House - Detached
£675,000

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

'Aurora' on Langley Avenue is a simply fantastic family home situated at the very desirable 'seaward' end of Langley Avenue in a quiet and exclusive-feeling cul-de-sac which affords the property excellent privacy with almost zero passing traffic and panoramic town & sea views. This property is a real rare proposition in Brixham as normally houses of this calibre do not enjoy the views, rear garden size and such parking so close to town.

Approached via the large driveway, which is suitable parking for 3 cars (or a large motorhome etc), the property is accessed via an entrance porch into a spacious hallway (with downstairs WC just off) leading off to both the living area and the kitchen. The kitchen which flanks the right of the property is a light and bright, dual aspect lengthy space, adorned with a modern high-gloss kitchen with quality appliances arranged in a galley-style. There is further access into both a rear conservatory and into the dining area. The living area is a large, open space with a snug lounge tucked around to the front of the property, with lovely views over the front garden towards KINGS. Currently arranged as a large dining area with big picture windows taking in the elevated harbour and bay views. There is a modern feature log burner central to this characterful room, making for a warming and very social space.

Upstairs, off of the generously sized and very impressive landing (with plenty of storage!) are four superb bedrooms including three good doubles, set to the rear of the building which are all well presented and each enjoy the breathtaking panorama out to sea. The fourth bedroom, to the front, would serve well as a home study if required, and again is well presented with eye-catching wallpaper. A smart, and classically presented four-piece bathroom services the first floor.

Outside, especially the rear garden, is where this property really sings! Opening out from the conservatory through patio doors onto a raised deck, you are greeted with an incredible space, with a beautifully curated and manicured central garden featuring a carp pond and surrounded by patio ahead of a sun terrace/dining area which looks towards the town and harbour. The garden is a super sunny, and very private spot, and its secluded location, with showstopping views really makes this a garden to envy! There is a large garden shed to the rear of the garden and a handy side store off the property.

There is gas central heating throughout, along with UPVC double glazing. This is a truly superb family home which really 'ticks all of the boxes' and internal viewing is highly recommended to appreciate all it has to offer. We are pleased to offer this property to market with NO ONWARD CHAIN and would highly recommend booking a viewing!

Council Tax Band: F



- Rarely Available In This Location
- Stunning Harbour & Sea Views
- Generous Sized Level Rear Garden
- Offered With No Onward Chain

- Large Four Bedroom Detached House
- Ample Driveway Parking
- Possible Scope For Improvement
- Central & Convenient Location

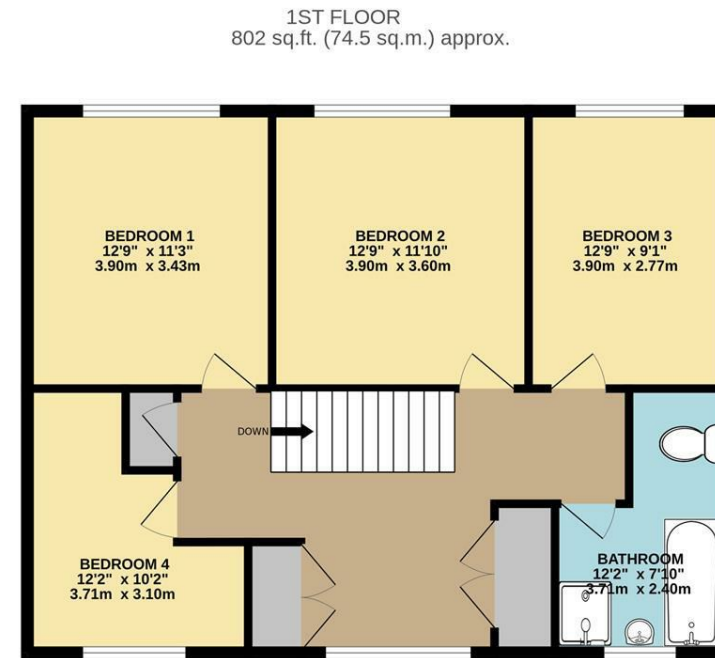
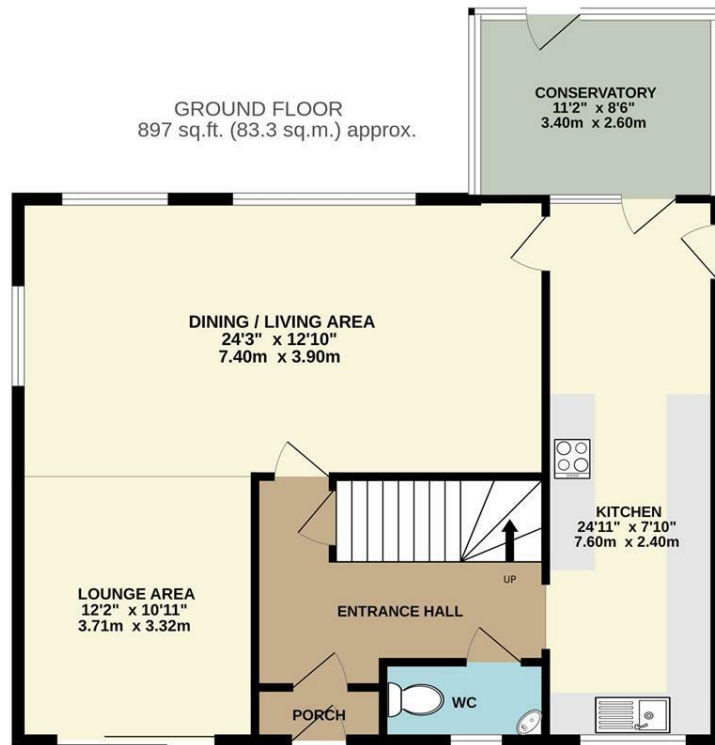


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TOTAL FLOOR AREA : 1699 sq.ft. (157.9 sq.m.) approx.

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
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	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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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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