



Flat 9, Roxburgh Victoria Road, Brixham, TQ5 9AR
Leasehold Flat - Second Floor
£215,000

boycebrixham
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Roxburgh is situated at the lower end of Victoria Road. A stunning location in which to enjoy the beautiful coastal walks immediately to hand through Berry Head's nature reserve and continuing along the coastline for as far as the eye can see. The harbour area, Marina and main centre are just half a mile away, with a bus service to hand if required.

A superb one-bedroom, top floor flat enjoying breathtaking elevated views over Brixham's outer harbour, its breakwater and across Torbay, stretching as far as Portland Bill on the clearest of days. Without question some of the best views available from this side of Torbay. The scenery is forever changing and often dramatic, especially with an Easterly gale blowing against the Breakwater! The sun sets directly in front of you over the Bay, making it the perfect spot for an evening 'sundowner'! At night the lights of Paignton & Torquay glisten & sparkle away in the distance.

The apartment is accessed on the second floor, through a shared gate to the rear-right of the building. Upon entering the property, you are greeted with a light and bright entrance hall, leading off to all of the accommodation on offer. There is a good size family bathroom, which, whilst a little dated, is immaculately clean and tidy, with a three-piece yellow bathroom suite and storage cupboard (containing the hot water cylinder). The large double bedroom is also located off the entrance hall. An excellent sized, light-and-bright dual aspect room with open views to both the front and rear, including the epic sea view over Shoalstone pool.

Through to the main living space - a large, open area with a very impressive full-length picture window. A real feature of the property which draws you towards the views like a magnet! The room is spacious, airy and neutrally presented - a perfect blank canvas! Just off is the kitchen/dining area - again enjoying it's own awe-inspiring view and fitted with a basic, but very clean and tidy kitchen. With ample worktop space and inset electric oven. The living space/kitchen area has a very harmonious feel to it with the two spaces joining very well. The whole property is in good, well maintained condition, and would simply benefit from some light modernisation throughout to suit a new owners taste.

Outside, there is an allocated parking space, visitors parking and communal outside areas including a clothes-drying area, a pretty lawned garden with archway view and rockery pathway.

Held on a 999 year lease (with a 1/12 share of the freehold) from the 1980's. Ground Rent £25 per annum. Maintenance is 1/12th of the service charge which equated to circa £1000 for the year to 2024. Monies paid are for building insurance, accountancy and block management charges, water rates, communal electricity, external decorating (5 yearly) and reserve fund. Managed by Crown Property Management.

Council Tax Band: B



- Stunning Panoramic Sea Views
- Allocated Parking & Communal Outside Spaces
- Desirable Berry Head Location
- Very Light-and-Bright Throughout

- Spacious One Bedroom Apartment
- Just Half-A-Mile From The Harbourside
- Offered With No Onward Chain
- Perfect Secure Lock-It-And-Leave Bolthole

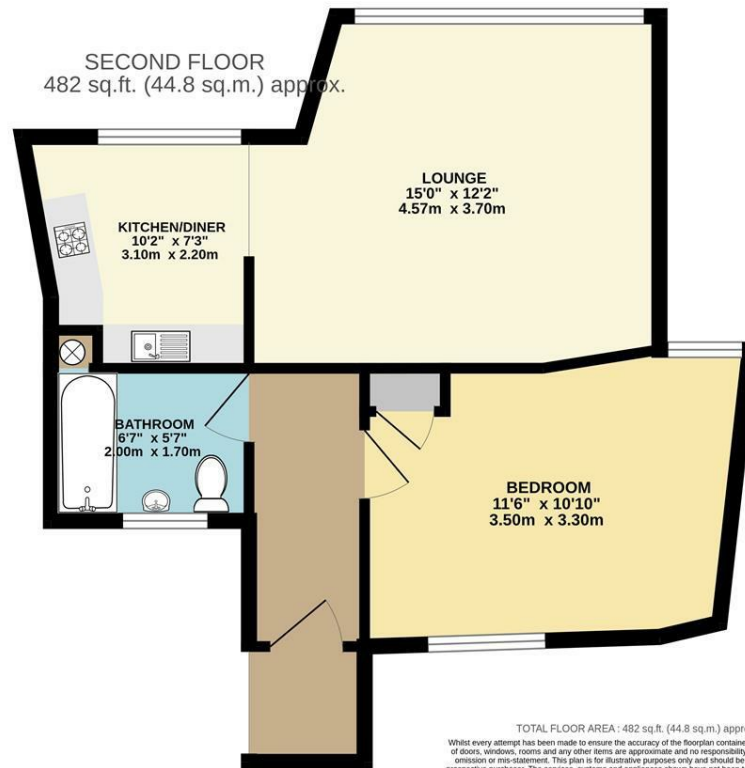


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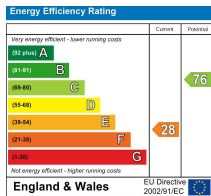
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SECOND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: F



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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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