



Flat 1 Arlington Court 89 King Street, Brixham, TQ5 9TH  
Leasehold - Share of Freehold Flat - Ground Floor  
Asking Price £187,500

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This charming one-bedroom ground-floor flat is perfectly positioned in the heart of Brixham Harbour, offering an idyllic lifestyle just a stone's throw from the town and picturesque marina. The flat is being sold with no onward chain, making it a more straight forward purchase. With easy access to the waterfront, you can enjoy a peaceful stroll along the water's edge or stop at one of the nearby cafes or restaurants for a relaxing day out.

The interior of the property is beautifully presented, featuring a spacious lounge at the front with a large bay window that captures a gap sea view. The lounge also boasts a central multi-fuel/log-burning stove, adding warmth and character to the space. The exposed timber floors and modern radiator blend traditional charm with contemporary comfort, creating a welcoming atmosphere in the heart of the home.

At the rear, the modern kitchen is a highlight, featuring sage green units, wood-effect countertops, and tiled upstands. The kitchen offers plenty of space for a dining table and chairs, making it perfect for both meal preparation and casual dining. The kitchen also benefits from a part vaulted ceiling adding to the airy open feel as well as the UPVC door that leads to a private courtyard garden that wraps around the property, providing a secluded outdoor space ideal for relaxing or entertaining.

The flat also includes a stylish modern bathroom fitted with a shower over the bath, rainfall showerhead, and sleek tiled floors and walls. The countertop basin sits on a wooden vanity unit, adding a touch of luxury to the space. The bathroom is well-proportioned and designed for both practicality and aesthetics, enhancing the overall appeal of the property.

With a bedroom that offers direct access to the rear courtyard, this property is ideal for those looking for a cosy, low-maintenance home in a prime location.

The flat is leasehold, with a 125-year lease from 2007, and benefits from a share of the freehold. Pets are allowed, and both long-term and holiday letting are permitted, adding flexibility for potential buyers.

**Council Tax Band: A**



- Good Size Ground Floor Garden Flat
- Large Living Space With Burner
- Good Size Kitchen With Part Vaulted Ceiling
- Convenient Location
- Private Courtyard Garden
- Share Of Freehold
- Long Term Lets & Holiday Lets Permitted
- Chain Free



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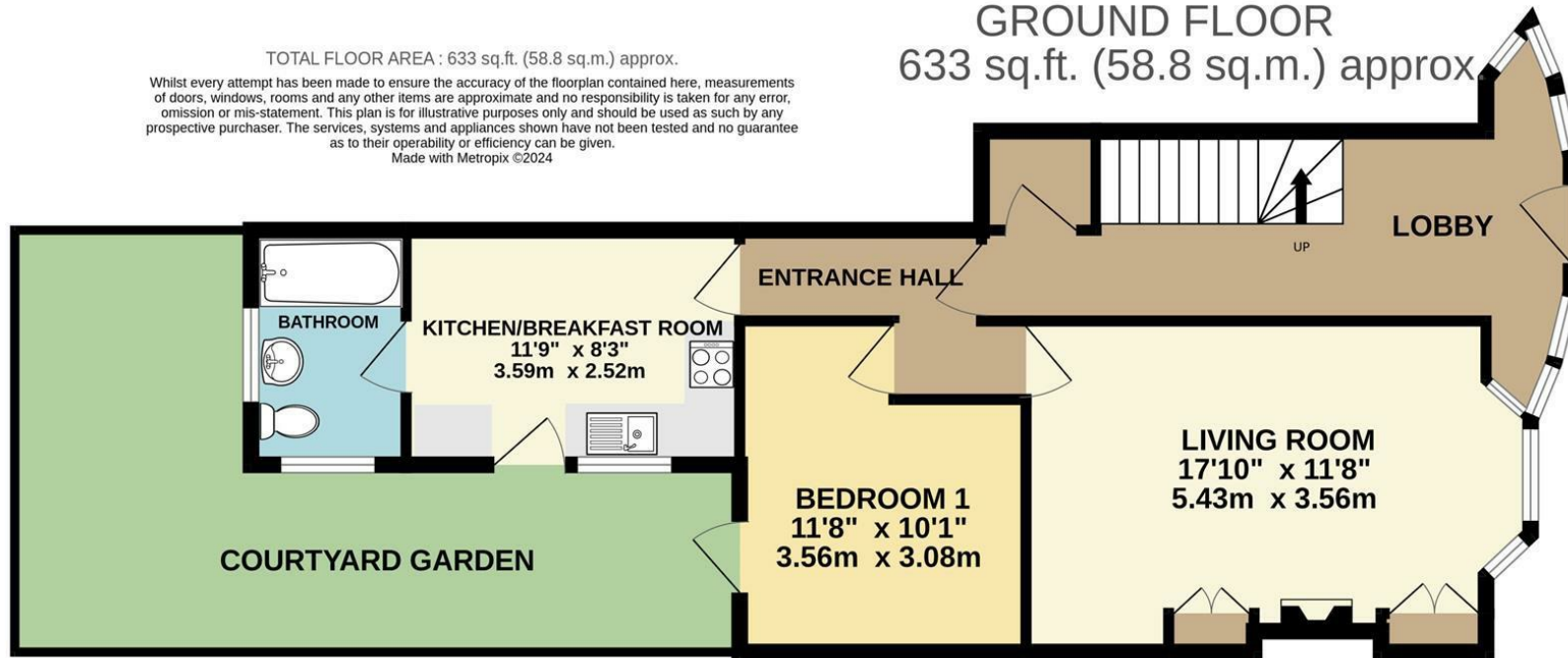


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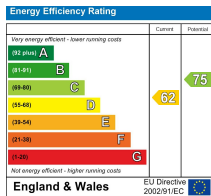
# GROUND FLOOR 633 sq.ft. (58.8 sq.m.) approx

TOTAL FLOOR AREA : 633 sq.ft. (58.8 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 not 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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