



4 Heath Court Heath Road, Brixham, TQ5 9BQ
Leasehold - Share of Freehold House - Terraced
£325,000

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Located in one of Brixham's most sought-after residential areas, Heath Court is a 1960s development comprising nine townhouses, positioned centrally on the seaward side of the road. Set directly atop the Breakwater, this charming property offers breathtaking panoramic views across Torbay, stretching from the Inner Brixham Harbour on the left, to Paignton and Torquay, and on a clear day, even as far as Portland Bill in Dorset. The views are truly spectacular!

The town house itself is in excellent condition and has been a beloved second home for the current owner for many years, exuding a welcoming and homely atmosphere.

The property is bright and spacious, featuring three generously-sized bedrooms – one on the ground floor and two on the second floor – all with ample built-in storage. The middle floor includes an open-plan living and kitchen area, while the ground floor offers a large carport with handy storage space. Additionally, there is a stair lift to the first floor, ideal for visitors with limited mobility. The property also boasts three newly installed sea-view balconies, providing the perfect spots to relax and take in the stunning vistas. This low-maintenance town house offers all the key features that prospective buyers in Brixham are seeking.

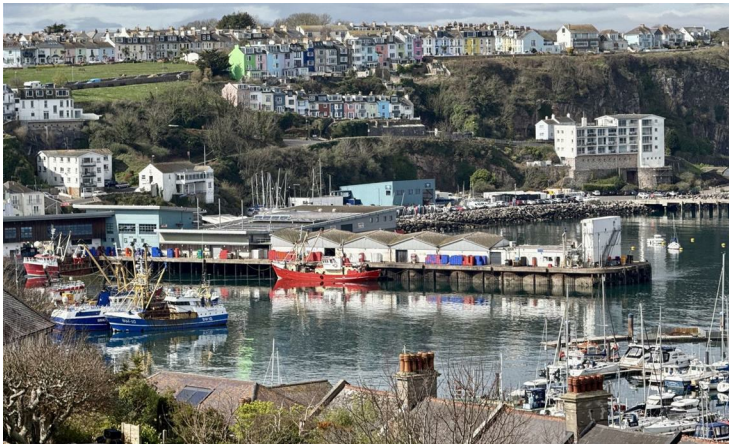
The property is held on a 999-year lease, which started in 1960, with a nominal ground rent of just £5.00 per year. It also includes an equal share of the freehold (1/21). There are no ongoing maintenance charges, as each leaseholder is responsible for their own boundaries and upkeep. Importantly, the lease does not restrict holiday or residential letting, nor does it prohibit pet ownership, offering owners maximum flexibility.

An added benefit is the recent installation of a new roof, completed approximately three years ago, which comes with a 25-year guarantee. The property also had a new boiler installed 2024, ensuring peace of mind for the new owner.

Council Tax Band: D



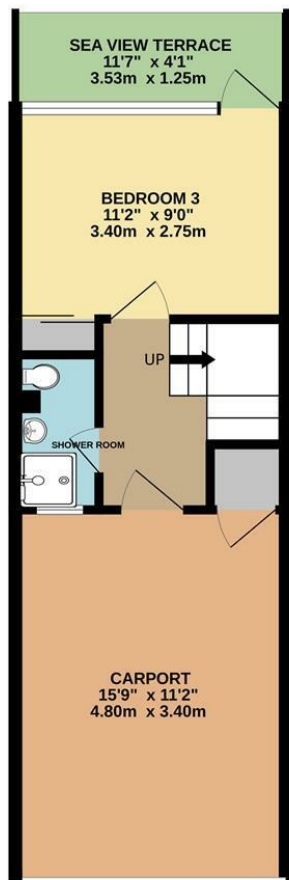
- Spacious Accommodation Over 3 Levels
- Ideal Lock Up & Leave
- New Boiler 2024
- 3 Newly Re-Fitted Balconies
- Stair Lift To First Floor
- Panoramic Coastal Views
- New Roof 3 Years Ago
- CHAIN FREE



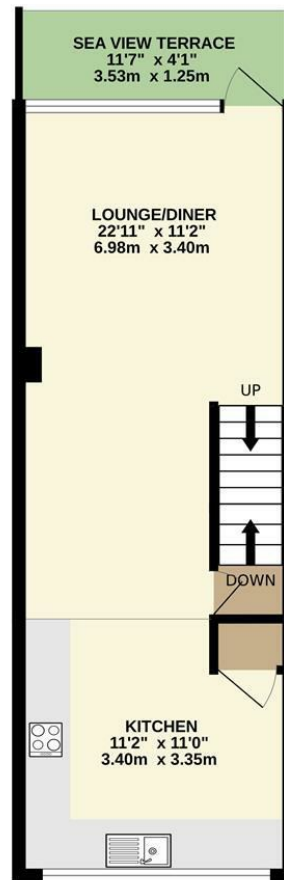
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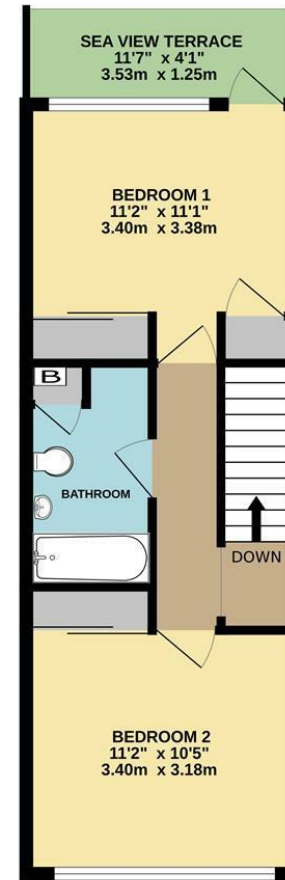
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



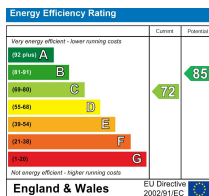
2ND FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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



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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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