



23 Ocean View Crescent, Brixham, TQ5 0BE
Leasehold Apartment - First Floor
£189,950

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A bright, light, and well-presented first-floor, two-bedroom garden apartment offering superb countryside views to two aspects and sea views across Torbay to the front. Situated in Higher Brixham and benefiting from a large double tandem garage, this impressive property with a generous garden must be viewed to be fully appreciated.

Positioned on the outskirts of Brixham, the apartment provides easy access to the other Torbay towns via Hillhead, with the picturesque villages of Kingswear and Dartmouth just a short drive away. A nearby bus stop offers convenient transport links to St Mary's Square and Brixham town centre.

The apartment is located on the first floor and has its own entrance via a communal walkway. A ground-floor garden area to the side of the block offers an ideal outdoor space, backing directly onto open countryside and enjoying sunlight throughout the day. This excellent-sized garden features a lawn, patio seating area, and a shed.

Inside, the apartment opens into a spacious entrance hallway with a useful storage cupboard. There are two double bedrooms, both featuring built-in cupboards. The bathroom is generously sized and benefits from natural light due to its favourable position within the building.

The main living area is of excellent proportions, offering ample space for both lounge and dining furniture. A large half-square bay window provides stunning views across the surrounding countryside and out towards Torbay. The kitchen, located just off the living area, is also a generous size. Positioned at the end of the building, it benefits from two windows that offer plentiful natural light and beautiful views. The kitchen offers ample storage and worktop space, and also houses the gas combi boiler (installed in 2021). A new kitchen and fuse board were installed in 2023.

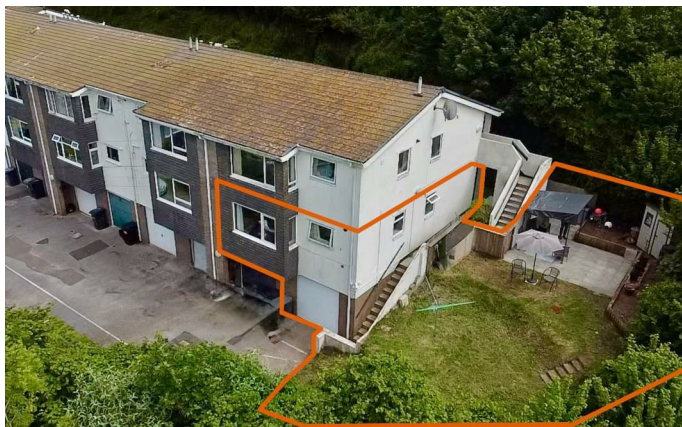
Lease Length: 80 years (original lease 99 Years from 2006).
Maintenance Charge: £70 per month (£840 per annum).

Council Tax Band: A

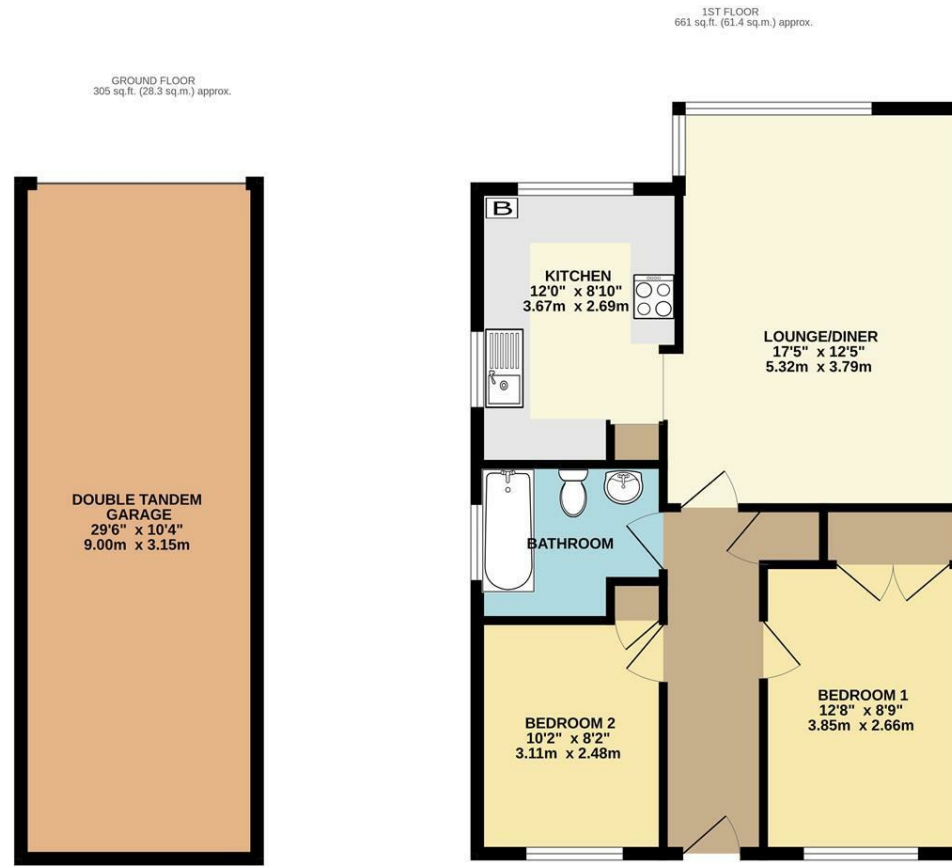


- Large Garden Area
- Gas Central Heating
- PVCu Double Glazed Windows
- Open Rural & Sea Views

- Double Tandem Garage
- Super Open Plan Lounge Diner
- End Position Offers Great Natural Light
- 2 Double Bedrooms With Storage







TOTAL FLOOR AREA: 966 sq.ft. (89.7 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(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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