



10 Church Hill West, Brixham, Devon, TQ5 8EY  
Leasehold Maisonette  
£195,000

**boyce**brixham  
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This charming and beautifully presented two-bedroom maisonette is nestled in the heart of Brixham, just a short and gentle walk from the vibrant town centre, with its eclectic mix of shops, cafés, restaurants, and the picturesque harbour and marina beyond. Brimming with character, this property would make a wonderful full-time residence, an ideal first-time buy, a smart investment, or a stylish coastal retreat.

From the moment you step inside, the home impresses with its period features, including lovely high ceilings and a grand central staircase that sets the tone for the spacious and well-proportioned interior. The large landing areas offer additional versatility — perfect for displaying artwork, creating a reading nook, or simply enhancing the feeling of space.

The living room is a standout feature, enjoying generous dimensions and bathed in natural light thanks to two expansive, south-facing windows. From here, you can enjoy an elevated and ever-changing view across the rooftops of Brixham — a perfect backdrop for relaxing or entertaining.

The modern kitchen is finished to a high standard, offering a bright and contemporary space that's as practical as it is stylish. There's ample counter and storage space, along with a useful adjoining utility area — ideal for laundry and extra storage.

Upstairs, the spectacular master bedroom is a true sanctuary. Impeccably decorated and thoughtfully laid out, it features excellent built-in storage and enjoys open, far-reaching views across the town, creating a peaceful and airy ambiance. The second bedroom, while more compact, is equally well finished and highly versatile — perfect for guests, a nursery, or an inspiring home office.

Outside, a small but charming courtyard area offers a suntrap in the afternoon — just the spot for a bistro table and chairs, morning coffee, or a glass of wine in the evening sun. Please note that while there is no dedicated parking, on-street parking and nearby car parks are available.

The property is leasehold held on a 999 year lease from 2014. Ground rent £1.00 per annum. Service charge £25.00 per month.

This delightful maisonette combines timeless charm with modern living in one of the most sought-after locations in Brixham. A rare find — early viewing is highly recommended.

**Council Tax Band: A**



- Immaculate Presentation Throughout
- Very Close To The Town & Harbour
- Modern, High-Spec Kitchen
- Good Sized, Useful Landings

- Large Characterful Living Room
- Very Light With High Ceilings
- Lots Of Internal Storage
- Charming 2 Bed Maisonette



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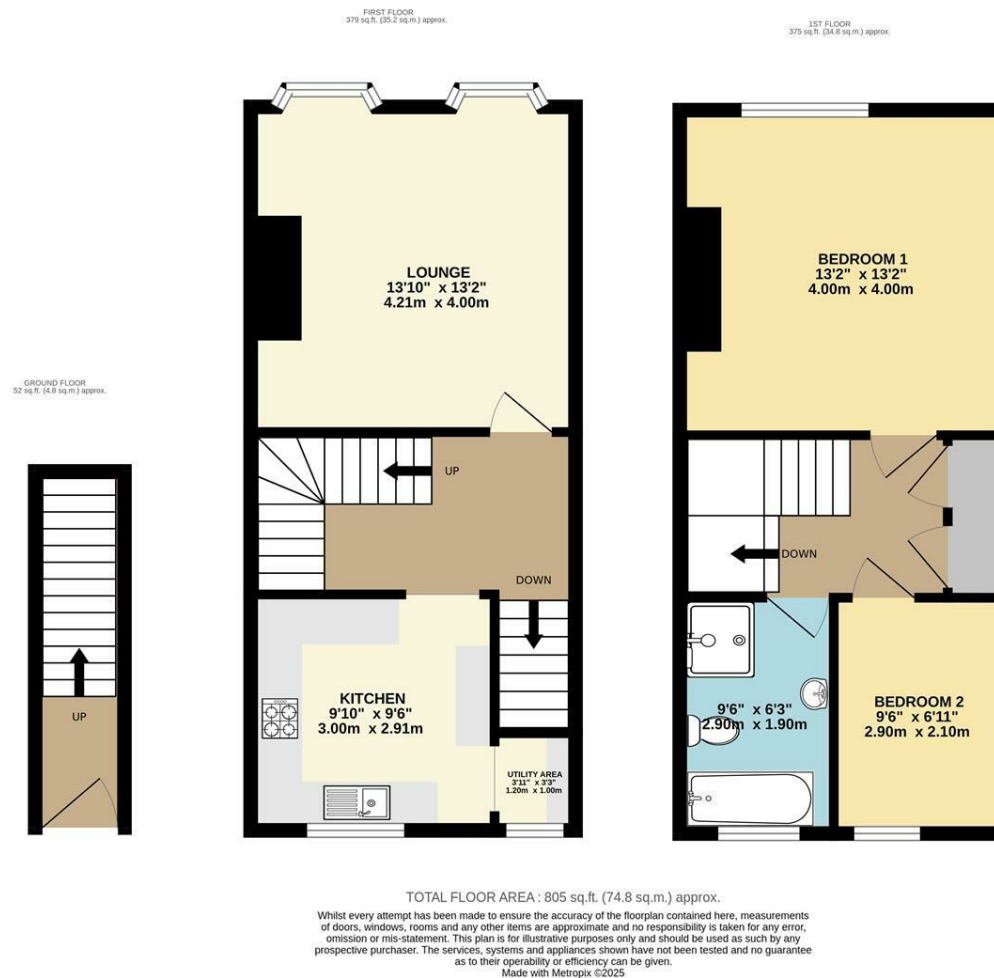




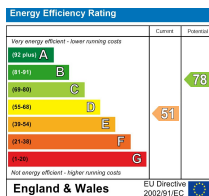


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Current EPC Rating: E



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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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