

Heath Court, Heath Road, Brixham, TQ5 9BQ



Simply outstanding panoramic sea and harbour views are enjoyed from every level of this **THREE BEDROOM TERRACED HOUSE** nestled on the hillside above Brixham's Marina. The property is being offered for sale with **NO ONWARD CHAIN** and would make a perfect 2nd home, holiday let or home.

Carport parking is to the front of the property, three seaward facing balconies make the most of the spectacular views to the rear. The middle floor benefits from bi-folding doors opening from the lounge area really maximising the panoramic views. The property is arranged across three floors, the entrance floor comprises of a carport with store cupboard, entrance hall with utility cupboard off, bedroom with balcony and down stairs shower room. The middle floor is an open plan style kitchen / dining / living room with bi-folding doors to the balcony. Two bedrooms are on the top floor, both with fitted wardrobes, the principal room having a balcony and benefitting from the best views of the house. There is also a bathroom with spacious airing cupboard. Heath Court is an exclusive community, with the added bonus of private gated access to the harbourside, all within walking distance of Brixham's town and harbour.

£405,000 Share of Freehold

CAR PORT 15' 0" x 11' 1" (4.57m x 3.38m)

Private parking for one car. Light and tap. Store cupboard. Upvc front door.

INNER HALL

Dimplex thermostatic electric radiator. Under stairs cupboard housing electric consumer unit.

UTILITY CUPBOARD

Space for washing machine and tumble drier. Space for shoes and coats. High level window to carport.

SHOWER ROOM 5' 9" x 4' 8" (1.75m x 1.42m)

Shower cubicle with electric shower. W.C with concealed cistern. Basin on gloss white vanity unit with mirror above. Electric towel rail. Fully tiled walls and floor.

BEDROOM 3 11' 1" x 8' 9" (3.38m x 2.66m)

Picture window with brilliant sea views and access to balcony.

BOTTOM FLOOR BALCONY

Timber flooring with glass and steel balustrade. Sea views.

FIRST FLOOR - LANDING

Storage cupboard.

KITCHEN / DINING / LIVING ROOM 34' 2" x 11' 1" (10.41m x 3.38m)**KITCHEN**

Wall and base units with stone effect worktops and tiled splash backs. One and a quarter bowl sink with drainer. Four ring electric hob with electric oven under and cooker hood over. Breakfast bar. Space for fridge freezer and dishwasher. Window to front.

LOUNGE / DINING AREA

Ample space for living and dining room furniture. Dimplex thermostatic electric radiator. Bi-folding doors with brilliant sea views, opening onto balcony.

MIDDLE FLOOR BALCONY

Timber flooring with glass and steel balustrade. Sea views.

TOP FLOOR - LANDING

Dimplex thermostatic electric radiator

BATHROOM 6' 10" x 5' 3" (2.08m x 1.60m)

Bath with shower attachment and electric shower over. Basin on gloss white vanity unit with integrated W.C with mirror above. Electric towel rail. Sky light. Large airing cupboard with hot water tank.

BEDROOM 2 11' 1" x 10' 3" (3.38m x 3.12m)

Spacious double room with window to rear. Built in wardrobes.

BEDROOM 1 11' 1" x 10' 11" (3.38m x 3.32m)

Double room with picture window enjoying simply outstanding sea views and access to balcony. Built in wardrobes. Cupboard over stairs.

TOP FLOOR BALCONY

Timber flooring with glass and steel balustrade. Sea views.

COMMUNAL GARDEN

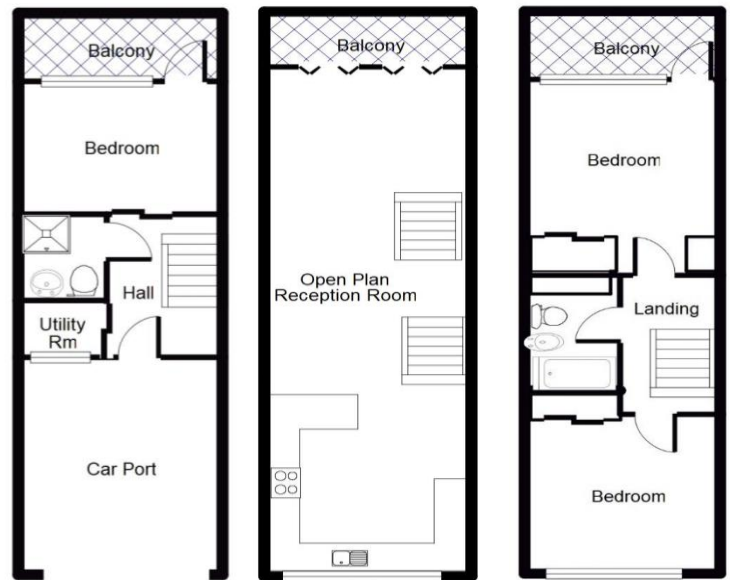
A small communal garden is located to the front of the block adjacent to the private gated access to the Marina.

LEASE DETAILS

The property is held on 999 years from 25 March 1960. It comes with the benefit of owning a share of freehold. The freehold is held by Heath Court (Brixham) Management Co. Ltd. Ground rent is £5 per annum. Service charge is £200 per annum reviewed annually. Holiday letting and long term letting is permitted.

AGENT NOTES

A new roof was fitted in early 2024 with a guarantee (10 years). The furniture is also available upon separate negotiation.

ENERGY PERFORMANCE RATING: E**COUNCIL TAX BAND: D****LAYOUT GUIDE ONLY – NOT TO SCALE**

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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