

15 Harbour View Close, Brixham, TQ5 8HZ



Enjoying brilliant open sea and harbour views is this well positioned **TWO BEDROOM TOP FLOOR FLAT**. Spaciously designed, this property comprises of a large living room/ diner that enjoys the uninterrupted view all year round. The kitchen has been fitted with a range of cream faced wall and base units and timber effect worktops with a fitted oven, four ring electric hob and overhead hood. There are two double bedrooms with the master overlooking the superb view whilst the bathroom is a white modern suite and fitted with a panelled bath, close coupled W.C and pedestal basin. Harbour View Close sits only a short distance from the town centre and harbour with a bus stop and Furzeham Primary School close-by. The property also benefits from a handy **OFF ROAD PARKING SPACE** located at the front of the property. The property is sold with a 999 year lease from 1988, it will also come with the freehold of the building.

£170,000 Leasehold

ENTRANCE

Private entrance door adjacent to garage. UPVC framed double glazed door with frosted glass. Steps leading up: Fitted service cupboard. UPVC framed double glazed window to side with part frosted glass looking out to sea and harbour view. Inner door to:

LOUNGE / DINING ROOM 22' 0" x 9' 9" (6.70m x 2.97m) A light and spacious room. Double glazed picture window to rear with fantastic sea view of the harbour and additional window to side with sea views. Built in storage cupboard. Two radiators. TV point.

KITCHEN 9' 9" x 7' 4" (2.97m x 2.23m) Reducing to: 4'9" Fitted cream faced wall and base units with timber effect worktops and inset stainless steel sink with drainer. Tiled splash backs. Fitted oven with inset 4 ring electric hob and overhead hood. Space for washing machine and fridge. Mounted 'Worcester' gas boiler. Double glazed window to front.

INNER HALL

Loft access hatch.

BEDROOM 1 12' 6" x 8' 9" (3.81m x 2.66m)

Double glazed window to rear with fantastic sea and harbour views. Radiator.

BEDROOM 2 9' 9" x 8' 9" (2.97m x 2.66m)

Double glazed window to front. Radiator.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

White modern suite. Paneled bath with independent shower over, close coupled W.C and pedestal basin. Shaver point. White tiled surround. Tiled effect flooring.

LEASE INFORMATION

The property is held on a 999 year lease from Aug 1988. It will also have the benefit of being sold with the Freehold of the block. External maintenance costs are shared equally between the upper and lower flats as required. Ground rent currently £5 per annum. Long term letting allowed. Holiday letting allowed. Pets allowed.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE: C



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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