



Marina Court, Heath Road, Brixham, TQ5 9AT

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A stunning and stylishly presented marine townhouse
enjoying beautiful sea and coastal views

£599,950 Freehold

Located in the picturesque town of Brixham this immaculate and stylishly presented **MARINE TOWN HOUSE** enjoys **STUNNING SEA AND COASTAL VIEWS** and boasts a plethora of desirable features. The property is also being sold with the added benefit of **NO ONWARD CHAIN**.

With three generously-sized bedrooms, two of which include luxury en suite shower/bathrooms and built in wardrobes, this home offers both comfort and luxury. The spacious living area benefits from an open layout, ample natural light, and hardwood flooring, creating a warm and inviting atmosphere. The property's dual balconies which lead off the living space provide stunning views. The modern and well appointed kitchen is equipped with granite overlaid countertops, an island with a breakfast bar, and integrated appliances.

There are many additional features with this lovely home, too numerous to mention, which has been modernised and smartly redesigned by our vendors, including ground floor shower room/w.c. laundry room, car port and visitor parking.

Well kept communal gardens surround Marina Court and each house has a private outdoor garden space to the rear. Number 1 has an outdoor kitchen with patio heater and hot and cold water taps, making it perfect for 'Al Fresco dining and entertaining guests. A perfect spot to watch the sunsets.

Internal viewing is highly recommended to appreciate this super home.

Brixham town centre with its array of shops cafes, restaurants, bustling harbour and beautiful marina is in easy reach by foot car or bus. Breakwater Beach and Sholastone Lido are also close-by. Berry Head nature reserve with its beautiful scenery and coastal footpath is also within easy reach.

COUNCIL TAX BAND: C ENERGY RATING: D

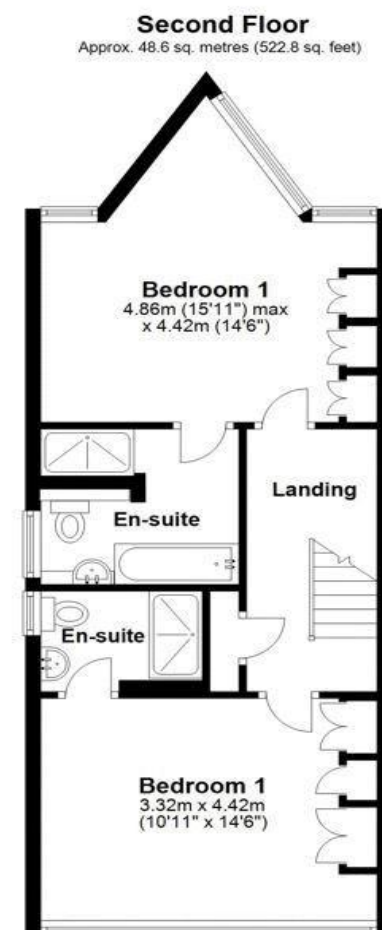
AGENTS NOTE:

The house is held on a freehold title.

The communal gardens are also held on a freehold title owned by Marina Court Land Company of which each owner has a 1/8th share.

There is a £70 per month fee which covers public liability on the communal garden. Window cleaning, communal bin cleaning and gardening.





Total area: approx. 117.9 sq. metres (1269.2 sq. feet)

To view this property call Eric Lloyd & Co on **01803 852773**



VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 852773. Email: Brixham@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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