

Fore Street, Brixham, TQ5 8DZ



Nestled in the heart of Brixham, this stunning **TWO BEDROOM FIRST FLOOR FLAT** offers a rare combination of luxury and convenience. Spanning 75 sq. metres, this leasehold property boasts a beautifully finished interior that radiates modern elegance, complete with wooden flooring throughout. The open plan kitchen, dining, living room, featuring built-in Neff appliances and granite countertops, as well as a Juliet balcony, ensuring a space that's both functional and stylish. The main bedroom includes an en-suite and both bedrooms come with built-in wardrobes for ample storage. There is also a modern bathroom with shower over bath. The property benefits from exclusive gated access and an allocated parking space, enhancing both security and convenience. Situated just moments away from the picturesque Brixham Harbour and with the added benefit of shops on your doorstep, you're perfectly positioned to enjoy all the town has to offer.

£225,000 Leasehold

COMMUNAL ENTRANCE

Stairs to first floor. Composite front door.

INNER ENTRANCE HALL

Phone entry system. Radiator. Space for shoes and coats.

OPEN PLAN KITCHEN / DINING / LIVING ROOM 22' 5" x 13' 6" (6.83m x 4.11m) OVERALL KITCHEN

Gloss cream wall and base units with granite worktops and upstands. One and a quarter bowl stainless steel sink with worktop drainer. Neff Four ring gas hob with stainless steel splash back and cooker hood over. Neff oven. Integrated Neff dishwasher. Neff under counter fridge and Neff under counter freezer. Wall mounted Worcester boiler.

LOUNGE / DINING AREA

Double aspect room with Juliet balcony. Ample space for living and dining furniture. Built in store cupboard. Two radiators.

BATHROOM 6' 5" x 6' 1" (1.95m x 1.85m)

Bath with shower over. Basin on vanity unit with integrated W.C. Heated towel rail. LED mirror. Fully tiled walls and floor.

BEDROOM 1 11' 9" x 11' 6" (3.58m x 3.50m)

Double aspect with Juliet balcony. Built in wardrobes. Radiator.

EN-SUITE

Shower cubicle with rainfall shower head. Basin on vanity unit with integrated W.C. LED mirror. Heated towel rail. Fully tiled walls and floors.

BEDROOM 2 12' 10" x 9' 0" (3.91m x 2.74m)

Window. Radiator. Built in wardrobe.

OUTSIDE

PARKING

The property comes with one allocated parking space.

LEASE INFORMATION

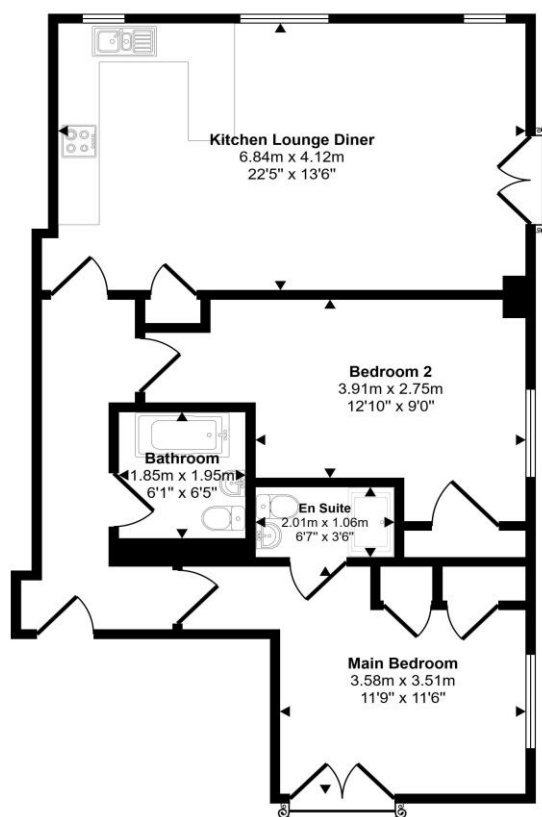
The property is held on a 999 year lease from December 2007. Maintenance charge £1,824.21 annually (2025 year). The property will be sold with a 1/7th share of freehold. Long term letting and holiday lettings are allowed. Pets are not allowed.

ENERGY PERFORMANCE RATING: B

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.

Approx Gross Internal Area
75 sq m / 805 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Ref B001976 Written by: Bill Bye