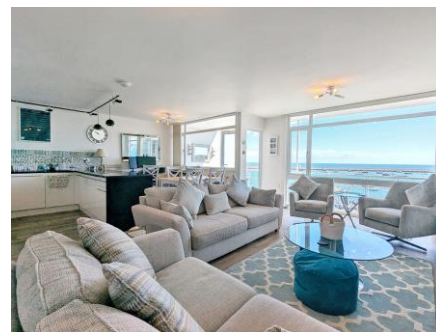


Dalverton Court, Blackball Lane, Brixham, TQ5 8AY



Enjoying some of the best views in Brixham, this **TWO BEDROOM GROUND FLOOR FLAT with SECURE UNDERGROUND PARKING and NO ONWARD CHAIN** offers panoramic sea views of Brixham's Marina, breakwater and beyond! The water's edge is just steps away, with Brixham's town and main harbour within easy level walking distance. The sociable open plan kitchen / dining / living room has been skillfully designed to make the most of the view. Floor to ceiling windows flood the room with light and brings the outside in. A spacious balcony allows you to sit and soak up the view and immerse yourself in the coastal setting. Top of the range Neff kitchen appliances, along with granite worktops and gloss units create a high quality kitchen, which seamlessly flows to the dining area and open plan spacious lounge, all finished with high quality, wood effect luxury vinyl flooring. There are two spacious bedrooms, one with built in wardrobes, along with a modern bathroom featuring a shower over bath. A real advantage of Dalverton Court is the private allocated parking located in the communal garage under the block. Internal viewing is needed to experience the panoramic view on offer.

£399,950 Leasehold

ENTRANCE HALL

Level access from communal courtyard. UPVC front door. Electric radiator. Airing cupboard housing hot water tank.

BATHROOM 8' 3" x 6' 8" (2.51m x 2.03m)

Shower bath with curved glass screen. Basin on gloss white vanity unit with wood effect worktop. Wall mounted mirror and vanity unit above. W.C with concealed cistern in gloss white vanity unit. Electric heated towel rail. Fully tiled walls and floor.

BEDROOM 2 10' 10" x 9' 6" (3.30m x 2.89m)

Window. Electric radiator. Built in furniture.

BEDROOM 1 12' 1" x 8' 11" (3.68m x 2.72m) TO WARDROBES

Built in wardrobes. Window.

Electric radiator.

OPEN PLAN KITCHEN / DINING / LIVING ROOM 23' 7" x 19' 1" (7.18m x 5.81m) AT LARGEST KITCHEN AREA

White gloss wall and base units with granite worktops. Inset stainless steel sink with worktop drainer, tiled splash backs. Neff electric oven and Neff microwave combi oven. Neff electric hob with cooker hood over. Integrated slimline dishwasher. Integrated undercounter freezer. Integrated undercounter fridge.

DINING AREA

Ample space for dining table and chairs.

LOUNGE

Picture window to front with simply incredible sea and marina views. Central electric fireplace. Electric radiator.

BALCONY

Incredible sea and marina views. Ample space for table and chairs.

PARKING

The property comes with the added benefit of a secure, allocated underground parking space located in the communal garage under the block. Visitor parking is located outside on the entrance to the garage.

LEASE INFORMATION

The property is being sold with a 999 year lease from January 2008. It come with the added benefit of owning a share of Freehold. Annual maintenance charges are £2,250 (2025). Long term letting is permitted, however holiday letting is not.

The property can be sold unfurnished or full furnished subject to negotiations.

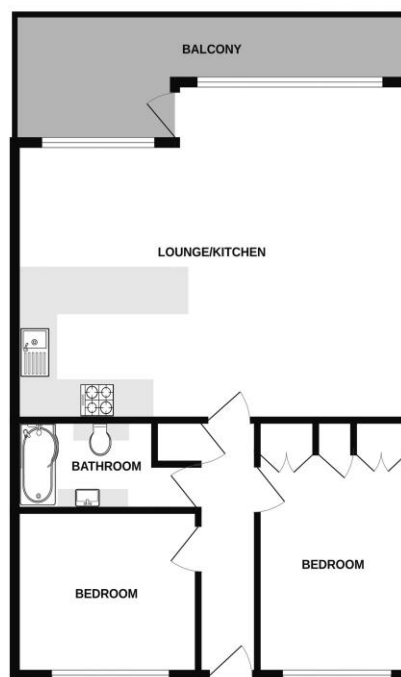
AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception are available. Electric and water are all on mains supply, with a mains drainage connection. The property has no mains gas connection. The property is heated via electric heaters.

COUNCIL TAX BAND: D

ENERGY PERFORMANCE RATING: E

ENTRANCE FLOOR
68.3 sq.m. (735 sq.ft.) approx.



TOTAL FLOOR AREA: 68.3 sq.m. (735 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaphor 10/02/25



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 B002056 Written by: Bill Bye