



Berry Head Road, Brixham, TQ5 9AA

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£220,000 Leasehold

Situated in one of Brixham's most desirable coastal locations, just moments from the marina, breakwater beach, and the town centre, this **TWO BEDROOM GROUND FLOOR FLAT** offers a rare opportunity to acquire a beautifully presented property with its own private entrance and views over the marina and out to sea, along with a sought after allocated parking space.

The property has been thoughtfully maintained and improved, including a Worcester gas boiler central heating system installed in 2018, along with double glazing throughout, ensuring year-round comfort and energy efficiency.

Upon entering through the private front door, a welcoming entrance hall leads to all principal rooms. The lounge is an elegant and inviting space, featuring an ornate central fireplace and a bay window framing picturesque sea and marina views. It's the perfect spot to relax and watch the ever-changing coastal scenery.

The kitchen, refitted in 2018, is compact yet smartly designed, offering a range of gloss grey units paired with solid wood worktops for a modern finish. Appliances include a fridge and cooker, both of which are to remain, with space for a washing machine provided.

There are two bedrooms, both well-proportioned. The main bedroom is a spacious double, while the second bedroom enjoys views out to sea, making it ideal for guests, a study, or a peaceful reading room. The shower room is neatly appointed, featuring an electric shower, pedestal basin, W.C., and heated towel rail.

Externally, residents benefit from one allocated parking space, an invaluable asset in such a sought-after coastal setting. With the marina, harbour, and scenic coastal paths just a short stroll away, this flat is perfectly positioned for those seeking a relaxed lifestyle by the sea. Whether as a permanent home, or holiday bolthold, this property represents an excellent opportunity to enjoy one of Brixham's most iconic locations.

The property is held on a 999 year lease from November 2012.

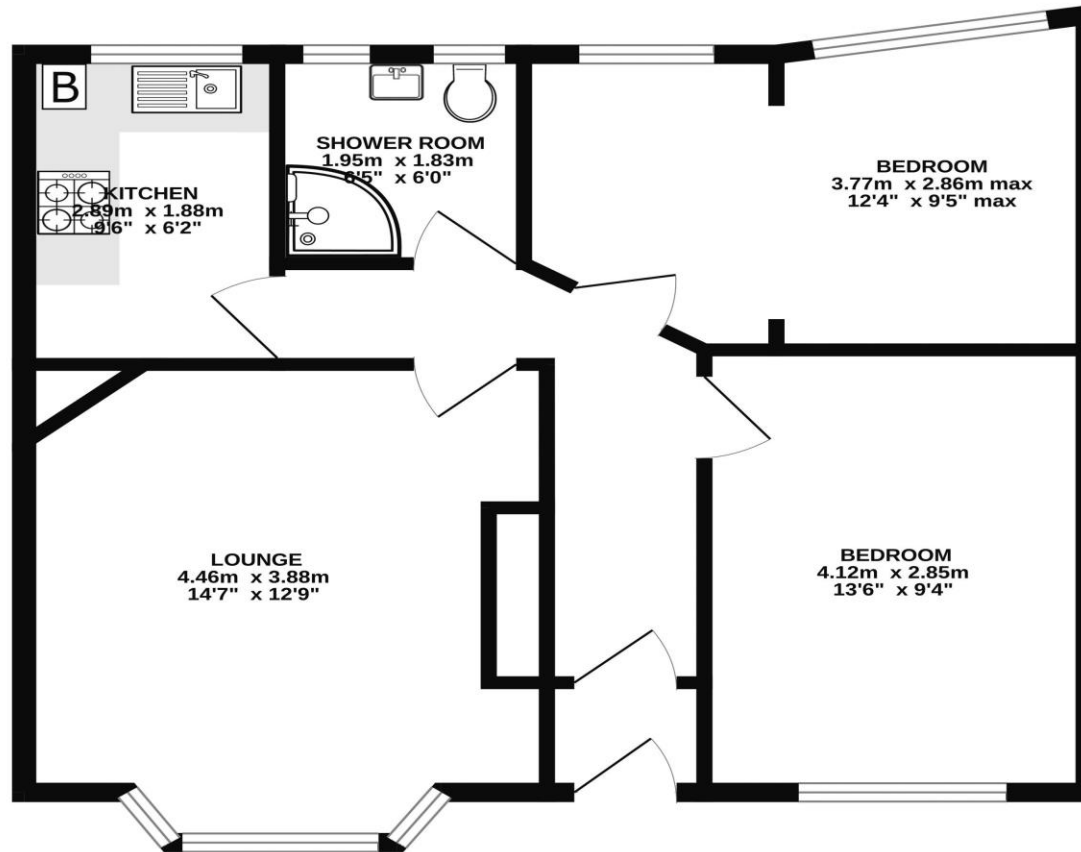
The flat will be sold with the added benefit of 1/5 share of freehold.

Peppercorn ground rent. Maintenance charge of £75 pcm including building insurance.

No holiday letting allowed. Long term letting permitted. Pets allowed.



GROUND FLOOR
55.7 sq.m. (599 sq.ft.) approx.



TOTAL FLOOR AREA : 55.7 sq.m. (599 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile phone reception shows average reception over the four major networks.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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