

## Ocean View Crescent, Brixham, TQ5 0BE



Enjoying open and sea views cross Brixham and out to sea, this **TWO BEDROOM FIRST FLOOR FLAT** comes with the added benefit of a 29' garage with power and lighting. Located on the outskirts of Brixham, this purpose built flat is positioned on a quiet cul-de-sac and offers a spacious well designed layout featuring a sociable open plan kitchen / dining / living room, as well as good sized bathroom with corner bath and shower over, as well as two bedrooms, both with built in wardrobes. A raised deck area is to the rear of the property accessed via the ground floor walkway, providing secluded outside space. A Parking permit for one car is provided with each property. A bus stop is located at the end of the road allowing access to Brixham's town and harbour which is just over 1.5 miles away or Kingswear on the banks for the River Dart which is less than 5 miles in the opposite direct.

**£160,000 Leasehold**

## ENTRANCE HALL

Front door accessed via covered walkway. Large storage cupboard.

## LOUNGE / KITCHEN / DINING ROOM 20' 9" x 18' 6" at largest (6.32m x 5.63m)

Spacious open plan room with two windows to front enjoying open and sea views.

### KITCHEN

A range of wall and base units with complimenting worktops. Inset stainless steel sink with drainer. Tiled splash back. Free standing cooker. Space for washing machine and tumble dryer. Breakfast bar with display cupboards above. Wall mounted gas fired boiler. Airing cupboard with hot water tank.

### LOUNGE / DINING ROOM

Ample space for dining a living room furniture.

### BATHROOM 8' 8" x 6' 0" (2.64m x 1.83m)

Corner bath with shower over. Close coupled W.C. Pedestal hand wash basin with tiled splash back. Heated towel rail.

### BEDROOM 1 11' 10" x 8' 6" (3.60m x 2.59m)

Built in mirror fronted wardrobes. Radiator. Window to rear.

### BEDROOM 2 10' 10" x 8' 7" (3.30m x 2.61m)

Built in wardrobes and dresser. Window to rear. Radiator.

## OUTSIDE

### PRIVATE DECK

Each property has use of a private section of the decked area behind the building. Accessed via the ground floor walkway.

### GARAGE 29' 5" x 10' 3" (8.96m x 3.12m)

Very spacious garage. Power and lighting. Water. Up and over door.

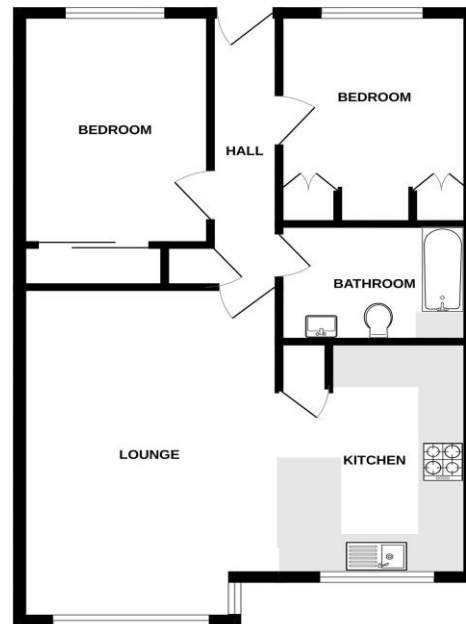
## LEASE INFORMATION

The property is held on a 189 year lease from June 1975. Maintenance charge £840 annually (2023). Managing agent is Carrick Johnson Management Services. Ground rent £0 as the flat comes with the added benefit of being a share of freehold. Long term letting permitted. Holiday lets not permitted. Pets allowed with permission. 1 Parking permit is provided per flat.

## ENERGY PERFORMANCE RATING:

**COUNCIL TAX BAND: A**

ENTRANCE FLOOR  
56.6 sq.m. (609 sq.ft.) approx.



TOTAL FLOOR AREA - 56.6 sq.m. (609 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of floors, walls, 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 not 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 Metreage C022.



## 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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