



The Lookout Flat 2 13a Prospect Road, Brixham, Devon, TQ5 8HS
Leasehold Flat - Studio
£139,995

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Tucked away just above Brixham's vibrant Inner Harbour, this charming one-bedroom studio apartment is brimming with character and enjoys a private courtyard with delightful harbour views. Perfectly positioned to soak up the atmosphere of this ever-popular coastal town, 'The Lookout' offers a wonderful blend of quirky charm, stylish presentation and low-maintenance seaside living.

Accessed via an unassuming entrance from Prospect Road, the property immediately surprises with its elevated outlook across the rooftops of Old Brixham, stretching towards the Breakwater and Lyme Bay beyond. Steps lead down to a private courtyard garden — a real hidden gem and an ideal place to enjoy the morning sunshine over the harbour, while later in the day the space also benefits from warm western light. Whether enjoying a quiet morning coffee, evening drink or summer BBQ, the courtyard offers a fantastic setting to relax and take in the lively harbour atmosphere below.

Internally, the apartment has been tastefully modernised throughout and is presented in excellent, move-in ready condition. A useful entrance porch opens into the main living space, which feels bright, airy and welcoming with pleasant views back across the courtyard. The open-plan layout creates a sociable and versatile living area, ideal for both relaxing and entertaining. The kitchen has been stylishly fitted with contemporary units and integrated appliances including an electric oven and hob, fridge and undercounter dishwasher, combining practicality with modern design.

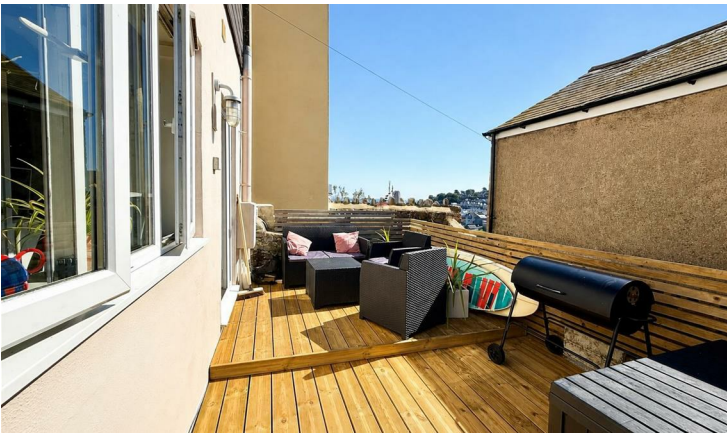
The bathroom is particularly spacious and finished in a fresh contemporary style, complete with feature exposed-brick effect tiling, a large corner shower, white suite and contrasting black fittings for a smart, modern finish. The sleeping area has been cleverly screened to create a cosy and private bedroom space with room for a double bed and wardrobe storage, making excellent use of the accommodation on offer.

Whether as a lock-up-and-leave coastal retreat, a successful holiday let investment (subject to lease permissions), or an ideal first step onto the property ladder, this unique harbour-side home offers a fantastic opportunity in the heart of Brixham. The property is held on a 999-year lease from 25th February 2014, with the seller also owning the freehold. There is no service charge or ground rent payable.

Council Tax Band: A



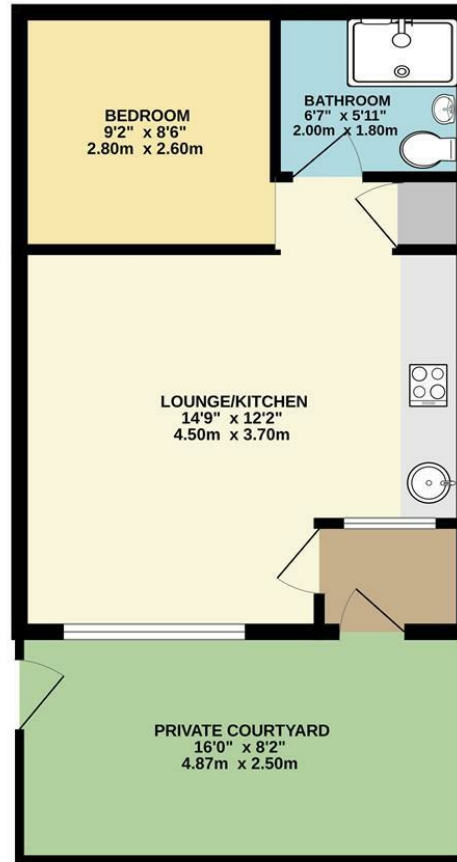
- Fantastic Brixham Studio Flat
- Perfect Holiday Let / Second Home
- Offered With No Onward Chain
- Great Condition Throughout
- Private Garden With Harbour Views
- Leasehold/Freehold / Council Tax Band A



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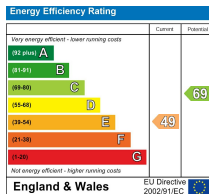


GROUND FLOOR



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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Current EPC Rating: E



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