



**Connells**

Heath Court Heath Road  
Brixham



## Property Description

Connells are delighted to bring to the market this superb and increasingly rare opportunity to purchase a three-bedroom townhouse occupying an enviable position within Heath Court, boasting absolutely breathtaking, uninterrupted panoramic sea views from every balcony and every level of the home. Positioned and sitting proudly above Brixham's Breakwater, this property enjoys a truly magnificent outlook across Brixham Harbour, the breakwater, and the open sea beyond. Views of this calibre, visible from every floor, are exceptionally hard to come by and must be seen to be fully appreciated. This townhouse requires refurbishment throughout and offers an exciting blank canvas for a purchaser seeking an outstanding investment opportunity or the chance to create a truly special forever home. The work required is largely cosmetic modernisation, allowing the next owner to enhance and personalise the property while fully capitalising on its remarkable location and outlook. With a little imagination and TLC, this home could be transformed into a stunning coastal retreat. Viewing is highly recommended to fully appreciate all that this exceptional home has to offer. I truly feel this property will not be on the market for long, and once seen, no one would want to change a thing about the location and outlook.

## On Approach

Approached via Heath Court, the property benefits from a carport providing convenient off-road parking.

## On Entrance

As you step inside the ground floor, you are welcomed into a practical and versatile entrance level.

## Utility / Cloakroom

Here you will find a utility room, along with a cloakroom which offers excellent potential to be converted into a shower room if desired. This level also hosts the third bedroom, making it ideal for guests, older children, or even a home office.

## Bedroom Three & Terrace

11' 2" x 8' 11" ( 3.40m x 2.72m )

This level also hosts the third bedroom, making it ideal for guests, older children, or even a home office. The bedroom features a door opening directly onto the Seaview Terrace, allowing you to step outside and immediately enjoy the incredible coastal views. This connection between indoor and outdoor living is a recurring and highly attractive feature throughout the home.

## Stairs To First Floor

### Lounge/ Diner/ Sun Terrace

10' 2" x 11' 2" ( 3.10m x 3.40m )

This level offers a generously proportioned lounge which spans the width of the property and is perfectly positioned to take full advantage of the stunning outlook over the breakwater and Brixham Harbour. Large windows flood the room with natural light, enhancing the sense of space and drawing your attention to the ever-changing seascape beyond. There is ample room here for both lounge and dining furniture, making it an ideal space for entertaining family and friends or simply relaxing while watching the boats come and go. This room truly has the potential to become the heart of the home.

Stairs leading to second floor

### Kitchen

11' 2" x 10' 3" ( 3.40m x 3.12m )

Leading off the lounge is the kitchen, which is also a good size and offers plenty of scope for modernisation. With the right design, this space could be transformed into a stylish and functional kitchen that complements the exceptional living area. Subject to the necessary consents, there may even be potential to further enhance the flow between the kitchen and lounge, creating a contemporary open-plan feel.

### Second Floor

Doors leading off to principal rooms

### Bedroom One & Sun Terrace

14' 5" x 11' 2" ( 4.39m x 3.40m )

The master bedroom is a real highlight, featuring its own Seaview Terrace where the panoramic views are simply breathtaking. This is the perfect spot to enjoy your morning coffee while watching the sunrise or to unwind in the evening as the harbour lights begin to twinkle. The master bedroom also benefits from a built-in wardrobe, providing useful storage without compromising space.

### Bedroom Two

11' 2" x 10' 4" ( 3.40m x 3.15m )

The second bedroom on this level has a front aspect overlooking Heath Court and offers a pleasant outlook. This room is ideal as a guest bedroom, child's room, or home office, depending on your needs.

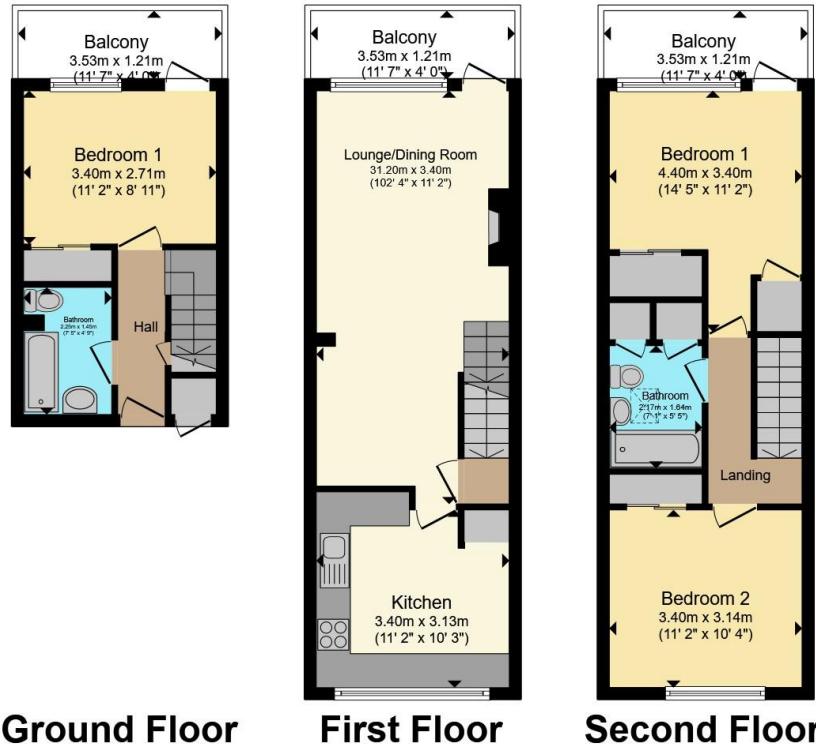
### Bathroom

Completing this floor is the family bathroom, which, like the rest of the property, would benefit from modernisation and offers an excellent opportunity to create a stylish and contemporary bathroom suite









Total floor area 91.1 m<sup>2</sup> (981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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51 Hyde Road  
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EPC Rating: C  
Council Tax  
Band: D

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PGN313322](http://connells.co.uk/Property/PGN313322)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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