



Kingswater Court, Nelson Road, Brixham, TQ5 8BH

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£229,950 Leasehold

A well-presented, purpose-built, two bedroom, **GROUND FLOOR FLAT**, for sale with **NO ONWARD CHAIN**, ideally situated within the popular and sought-after Furzeham area of Brixham.

This convenient and peaceful location offers easy, level access to Furzeham Green and is surrounded by some truly beautiful coastal scenery, with views over Brixham and out towards the sea.

The property is perfectly suited to those seeking a low maintenance home with the benefit of worry-free living, whether as a permanent residence, retirement option or coastal retreat. Brixham's town centre and beautiful waterfront is within walking distance or if preferred a bus service runs along Higher Furzeham Road into the town centre. The flat enjoys the added advantage of a **SINGLE GARAGE** located in a separate block, providing secure parking or additional storage.

Externally, there are private seating areas to both the front and rear of the property. The front seating area benefits from a sunny southerly facing aspect and looks down towards Furzeham Green, making it an ideal spot to relax and enjoy the outlook throughout the day.

The rear seating area offers a more private space, with direct access from one of the bedrooms.

Accommodation begins with an open porch to the front, leading into an inner porch and then into the main living space. The lounge/dining room is a bright and welcoming area, featuring patio doors that open directly onto the sunny front seating area, seamlessly blending indoor and outdoor living. The lounge also benefits from an attractive fire surround with electric fire, creating a cosy focal point, along with a useful storage cupboard.

An archway from the lounge/dining room leads through to the fitted kitchen, which is well equipped with modern wall and base cupboards, wood effect working surfaces and a stainless steel sink and drainer. Integrated appliances include a built-in electric oven, hob and cooker hood, with space provided for a fridge/freezer and a slimline dishwasher. A breakfast bar offers a practical and sociable dining option.

The inner hallway provides excellent storage, featuring an airing and linen cupboard housing the water heater, along with two additional storage cupboards.

To the rear of the flat are two well-proportioned double bedrooms, both enjoying a quiet aspect. One of the bedrooms benefits from a door opening directly onto the rear seating area, enhancing the sense of privacy and connection to the outdoors. Completing the accommodation is a full wet room, thoughtfully designed and comprising a shower area with fitted seat and handrail, a vanity unit with concealed flush WC, and an inset washbasin.

Overall, this attractive ground floor flat combines comfort, convenience and a desirable coastal location, making it an excellent opportunity to enjoy relaxed living in one of Brixham's most favoured residential areas.

The flat is held on a 999 year lease (from 1993) and the owner has a 1/10th share of the freehold. The complex is run by the residents (Kingswater Court Ltd)

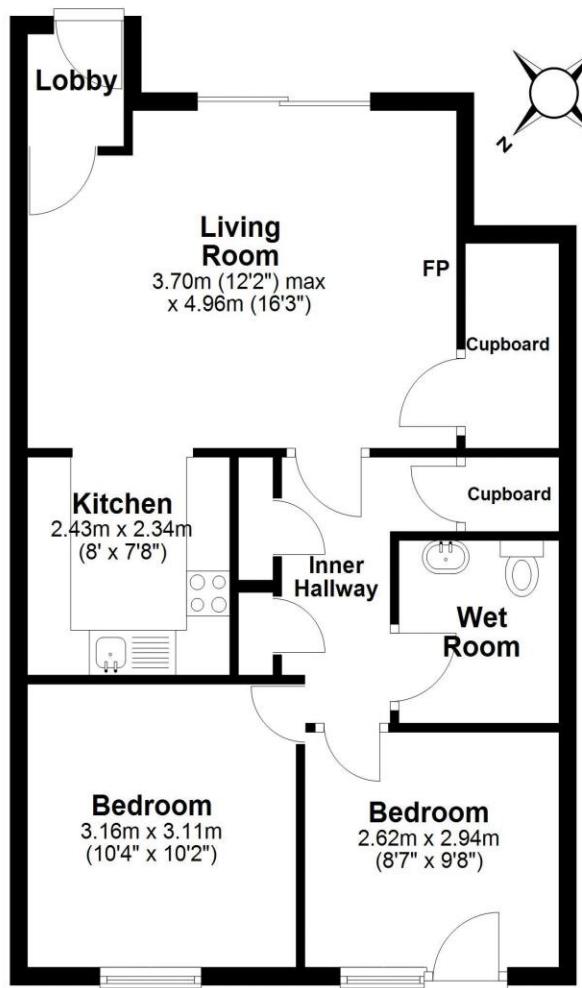
We are advised the current maintenance charges are circa £700 per annum paid in two 6 monthly instalments. These cover buildings insurance, maintenance costs, ground rent, external gardening and lighting and idle fund contribution.

Holiday letting is not permitted & pets only by permission (as long as they cause no nuisance).



Ground Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



Total area: approx. 57.6 sq. metres (619.8 sq. feet)

This floorplan is only for illustration purposes and measurements
of rooms and locations of doors, windows, etc are
approximate and no responsibility is taken for any errors
or omissions
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available in the area and mobile performance is as follows: VODAPHONE 81% / THREE 78% / EE 77% / o2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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