



Southdown Hill, Brixham, TQ5 0AH

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## Offers in Excess of £475,000 Freehold

### A three bedroom house with impressive views in desirable Location of Brixham.

Situated in one of Brixham's most desirable locations, this rarely available **THREE BEDROOM DETACHED** house presents an exciting opportunity to acquire a family home with exceptional potential. Occupying an elevated position, the property enjoys outstanding panoramic views across Brixham, extending towards the picturesque coastline and Torbay beyond.

#### **NO ONWARD CHAIN.**

Approached via a private lane leading to a gated driveway, the property benefits from a wonderful sense of privacy and seclusion. The surrounding gardens provide an attractive setting and offer plenty of scope for landscaping, outdoor entertaining, or creating a beautiful family garden to complement the home's enviable position.

Although the property now requires complete refurbishment throughout, it offers an excellent blank canvas for buyers looking to create a bespoke home in a highly sought-after location.

The versatile accommodation is arranged over two floors and presents numerous possibilities for reconfiguration and modernisation, subject to any necessary consents. The ground floor comprises an entrance porch opening into a central communal area, which could be transformed into a variety of uses including a family room, home office, hobby space, or additional reception area.

Also located on this level are two double bedrooms, a bathroom, and a useful utility room. Stairs rise to the first floor, where the elevated position of the property truly comes into its own. Here, you will find a further single bedroom, a separate WC with basin, a spacious kitchen, and a bright living room.

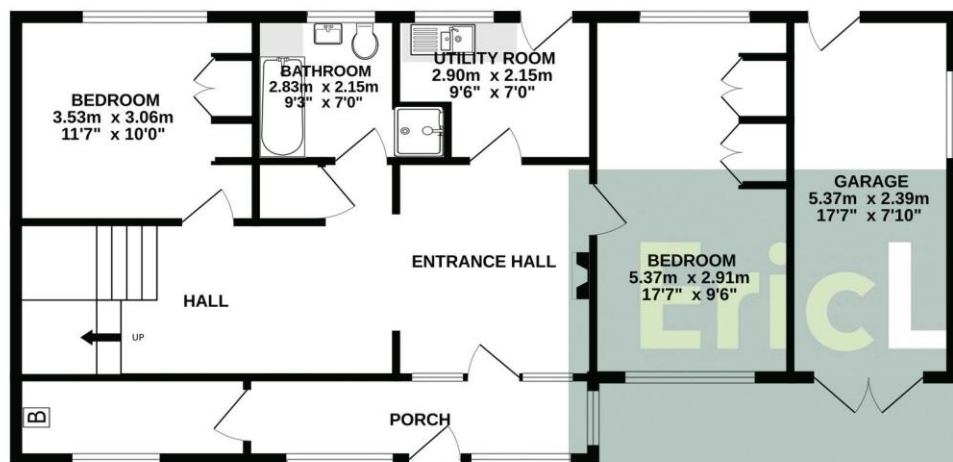
Both the kitchen and living room feature doors opening onto the impressive balcony, one of the property's standout features.

The balcony creates a wonderful outdoor space from which to enjoy the far-reaching views. From this vantage point, residents can take in sweeping vistas across the town, the surrounding landscape.

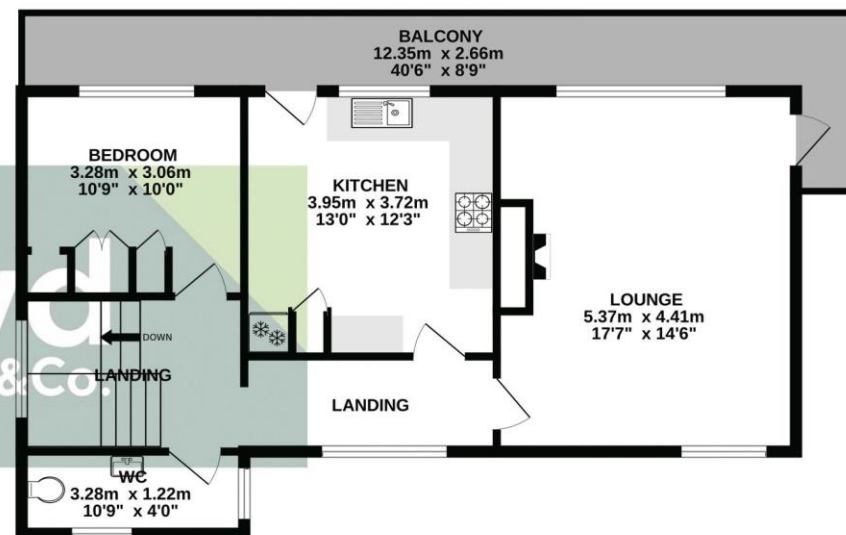
The property further benefits from central heating and, while requiring modernisation throughout, offers a solid foundation for redevelopment. Properties in locations such as this are seldom available, making this a rare opportunity to secure a detached home with breathtaking views, generous outdoor space, and enormous potential to create a truly special residence in the heart of Brixham.



GROUND FLOOR  
84.3 sq.m. (908 sq.ft.) approx.



1ST FLOOR  
65.1 sq.m. (701 sq.ft.) approx.



TOTAL FLOOR AREA : 149.4 sq.m. (1608 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: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website suggests broadband and mobile coverage is available. The property is connected to mains.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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