



Flat 2, 38 Fore Street, Brixham, Devon, TQ5 8EA
Leasehold House
Asking Price £450,000

boycebrixham

email property@ljboyce.co.uk call 01803 852736

An exceptional opportunity to acquire a beautifully appointed, newly converted three-bedroom first-floor apartment in the very heart of Brixham's Fore Street. Currently nearing completion, this striking property has been thoughtfully designed to create a contemporary and individual home, combining impressive architectural features with a stylish finish throughout. The apartment offers a wonderful sense of space, an abundance of natural light and a particularly appealing open-plan layout, making it ideal as a permanent residence, coastal retreat or investment property.

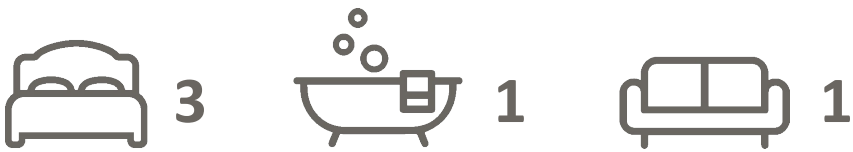
The accommodation centres around a superb open-plan kitchen, dining and living space, featuring beautiful herringbone-style flooring, natural timber columns and recessed lighting. The contemporary fitted kitchen boasts sleek cabinetry, integrated appliances and a substantial central island, creating a wonderful space for entertaining. An attractive timber and glazed partition adds architectural interest, whilst a particularly appealing feature is the covered loggia, providing a sheltered outdoor seating area overlooking Fore Street.

There are three well-proportioned bedrooms, each benefiting from built-in storage, attractive timber detailing and excellent natural light. The accommodation also includes a useful fitted study area, ideal for working from home. A beautifully finished shower room features elegant marble-effect tiling, a generous walk-in rainfall shower, contemporary countertop wash basin and bespoke timber vanity storage. Throughout, considerable attention has been given to creating a stylish yet practical living environment.

Occupying a prime position on Fore Street in central Brixham, the apartment is perfectly placed to enjoy the town's independent shops, cafés, restaurants and everyday amenities, all virtually on the doorstep. The picturesque harbour and waterfront are just a short stroll away, with beautiful coastal walks and the marina also within easy reach. Despite having no allocated parking, the convenient location makes this an excellent choice for those seeking a low-maintenance home with everything close at hand.

The apartment will be offered with a new 999-year lease, with both holiday letting and conventional long-term residential letting permitted under the proposed lease arrangements. This flexibility, combined with the generous three-bedroom accommodation, high-quality finish and excellent central location, makes the property particularly appealing to both homeowners and investors. With works approaching completion, an internal viewing is highly recommended to fully appreciate this distinctive and beautifully designed apartment. Service charges and maintenance arrangement are to be confirmed. Pets, holiday lettings and residential letting will all be permitted.

Council Tax Band:



- Stunning Newly Converted First-Floor Apartment
- Three Bedrooms With Built-In Storage
- Superb Open-Plan Living And Kitchen
- Covered Loggia Overlooking Bustling Fore Street
- High Specification Throughout, Nearing Completion
- New 999-Year Lease, Holiday Lets Permitted



boycebrixham

email property@ljboyce.co.uk call 01803 852736





boycebrixham

email property@ljboyce.co.uk call 01803 852736

naea | propertymark
PROTECTED

The Property
Ombudsman

THE
GUILD
PROPERTY
PROFESSIONALS



Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

boycebrixham

email property@ljboyce.co.uk call 01803 852736