

Flat 4 Seaway Court New Road, Brixham, TQ5 8NJ

EricLloyd &Co.





£86,000 Leasehold

A purpose built first floor flat, located within walking distance of Brixham town and harbour.

A well-presented **FIRST FLOOR ONE BEDROOMFLAT**, ideally situated on New Road, providing convenient level access towards Brixham town centre and continuing onwards to the picturesque Brixham Harbour. Offered for sale with **NO ONWARD CHAIN**.

The property is accessed via a secure communal entrance, leading into the back of the block. The flat itself comprises an entrance hallway, a comfortable living room with doors opening onto a balcony, and a fitted kitchen with wood effect worktops, electric oven and room for freestanding fridge/freezer and washing machine, with extra space for a small dining table.

The accommodation further benefits from a double bedroom and a white bathroom suite with bath and overhead shower, WC and wash hand basin.

Outside, the property has the considerable benefit of an allocated car port, providing convenient off-road parking. Residents also have access to the well-presented communal gardens, offering an attractive shared outdoor space.

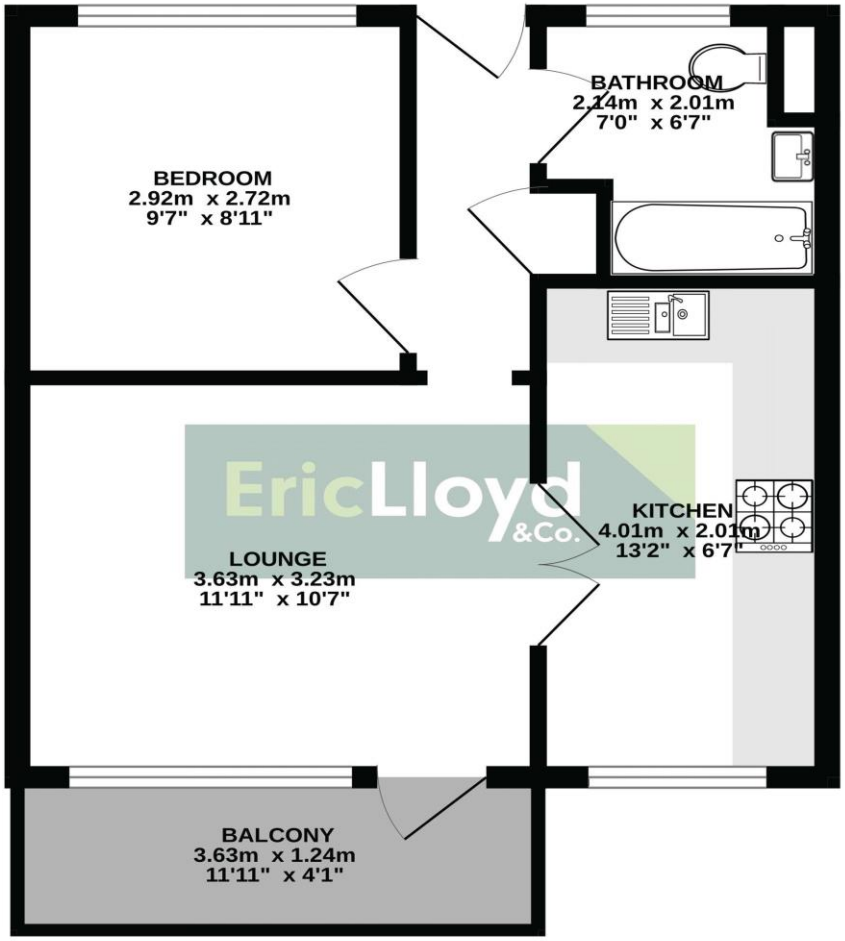
Features of double glazing, electric heating and a door leading onto balcony off the living room.

Ideally positioned for access to the amenities of Brixham, with Sainsburys local next door, this appealing flat would make an excellent first-time purchase, permanent home or investment opportunity, with the town centre, harbour and local facilities all within easy reach.

Lease details

The property will be sold with the benefit of a new a new 999 year lease.
There is an allocated parking.
Annual maintenance charge is in the region of £2,026 to include ground rent.
Long term and holiday letting permitted. No pets.

ENTRANCE FLOOR
34.7 sq.m. (374 sq.ft.) approx.



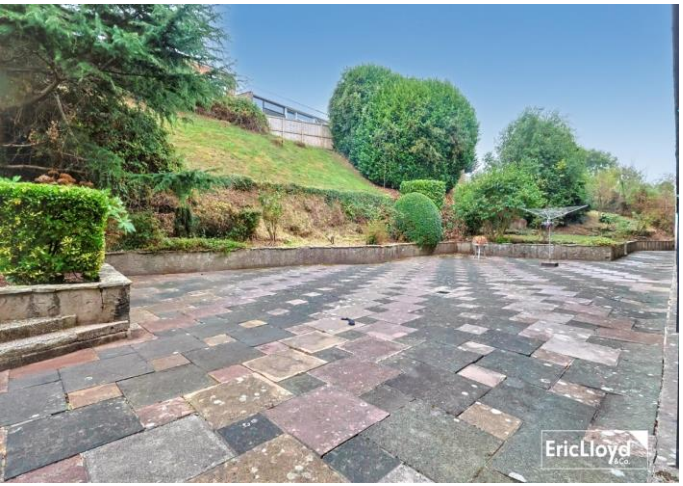
TOTAL FLOOR AREA : 34.7 sq.m. (374 sq.ft.) approx.

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: A

AGENTS NOTES: This property is on mains water, drainage and electric. There is no gas connection, the property is heated via night storage heaters.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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