



Victoria Road, Brixham, TQ5 9AR

EricLloyd
&Co.

EricLloyd
&Co.

www.ericlloyd.co.uk

£795,000 Freehold



A detached FOUR BEDROOM RESIDENCE occupying a desirable and elevated position within one of the town's most sought-after residential addresses.

Offering generous accommodation, an interesting split-level layout, and far-reaching views across Brixham to the sea beyond, this distinctive home perfectly combines character, comfort, and an enviable coastal lifestyle.

Set on Victoria Road, the property benefits from excellent access to the many attractions that make Brixham so popular. The town's beautiful waterfront, with its working harbour, marina, cafes and independent shops, is easily reached, whether on foot, by bus, or by car. For those who enjoy the outdoors, the dramatic scenery and walking routes of Berry Head Country Park and the renowned South West Coast Path are close by, offering breathtaking coastal views and access to miles of picturesque countryside and cliff-top walks.

The house itself is arranged over split levels, creating a layout that is both unique and highly practical. This design adds character and interest, while allowing the accommodation to flow naturally and make the most of the elevated position and views.

The residence offers four spacious double bedrooms, providing excellent flexibility for family living, guests, or home-working requirements.

Two of the bedrooms benefit from en suite facilities, while a well-appointed family shower room with W.C. serves the remaining rooms, ensuring comfort and convenience for all occupants. At the heart of the home is a bright and welcoming dual-aspect living room. This impressive space features a focal fireplace and enjoys an abundance of natural light throughout the day. Patio doors open directly onto a balcony, creating a seamless connection between indoor and outdoor living. From here, there is a lovely panoramic outlook over the rooftops of Brixham, with the sea visible beyond, making it an ideal spot to relax, entertain, or simply enjoy the changing coastal scenery.

The spacious kitchen and dining room is another standout feature of the property. Fitted with a well-designed kitchen, it includes ample worktop space, a breakfast bar for informal dining, and a generous area for a family-sized dining table. This room also benefits from attractive sea views, adding to the sense of light and openness and making it a pleasant and sociable space for everyday living and entertaining.

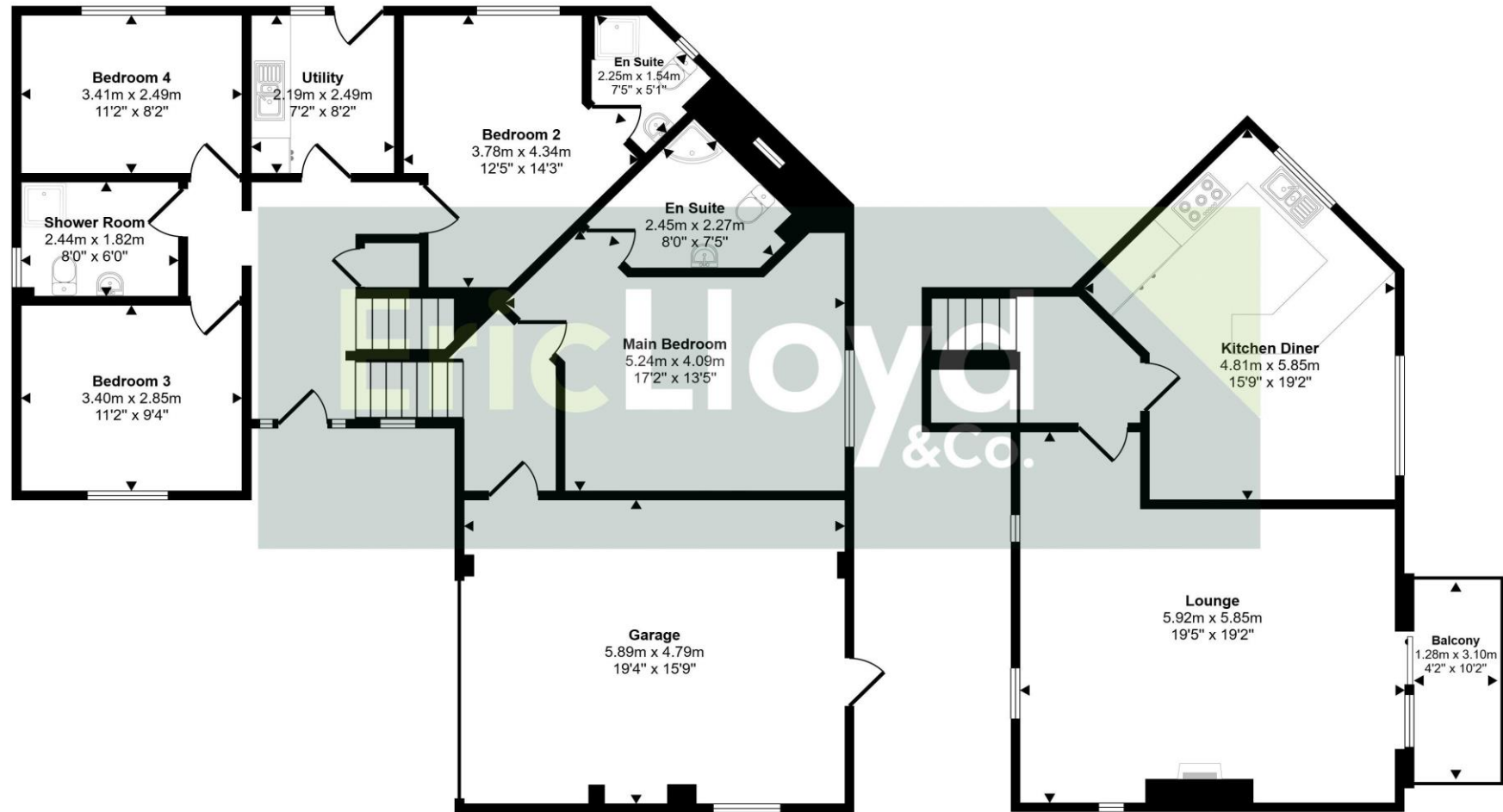
On the lower floor, a useful utility room provides additional space for white goods and storage, helping to keep the main living areas uncluttered. A door from this room leads directly out to the garden, offering practical access for day-to-day use.

Externally, Chez Nous continues to impress. A large integral garage provides sheltered parking and valuable storage, while the driveway offers ample space for multiple vehicles.

Access is enhanced by a five-bar gate, with a secondary side gate leading around to the gardens. The part-landscaped gardens extend to the side and rear and are thoughtfully arranged to provide a variety of usable outdoor spaces. These include a lawned garden with landscaped borders, a large seating patio ideal for outdoor dining, and further garden and entertaining areas to the side, complete with a gazebo, creating a perfect setting for relaxation and social gatherings.

Overall, Chez Nous is a distinctive and spacious detached home in a prime Brixham location, offering versatile accommodation, sea views, excellent parking, and attractive gardens, all within easy reach of the town centre and some of South Devon's most beautiful coastal scenery.

Approx Gross Internal Area
173 sq m / 1864 sq ft



Ground Floor
Approx 117 sq m / 1259 sq ft

First Floor
Approx 56 sq m / 605 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: F

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

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.