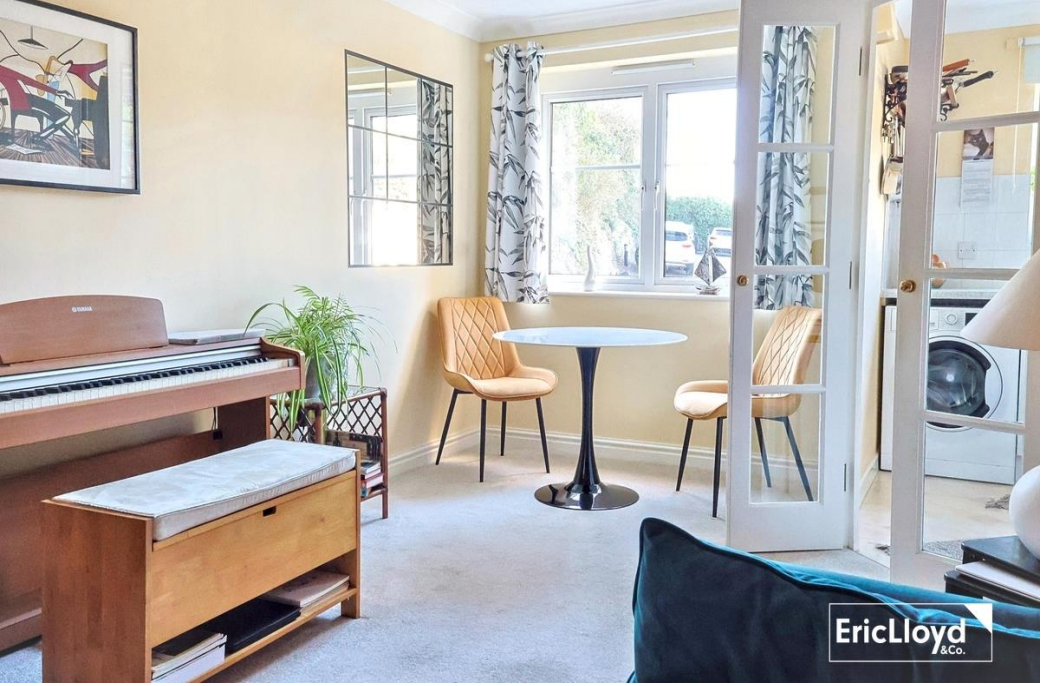


Saxon Heights, New Road, Brixham, TQ5 8NH

EricLloyd &Co.





£187,000 Leasehold

“A well-presented, two bedroom, second floor apartment conveniently situated close to Brixham’s theatre, museum and library and only a short walk through the town centre to the harbour”

Situated within the popular purpose-built development of Saxon Heights, this apartment offers a comfortable, easily managed home ideally suited to anyone who wishes to be close to the town and its picturesque harbour and waterfront.

Accessed via a secure communal entrance lobby, and either lift or stairs to the second floor, the apartment opens into a welcoming entrance hallway which provides access to most rooms, a linen cupboard housing the hot water cylinder and a further cloaks/storage cupboard. The spacious lounge/dining room provides ample room for both relaxing and entertaining, with double doors opening through to the kitchen. The kitchen is fitted with a good range of wall and base units, an inset oven and hob with extractor hood over, together with space for additional white goods.

There are two generously proportioned double bedrooms. The principal bedroom benefits from fitted mirror-fronted wardrobes and enjoys the added attraction of a pretty private balcony, providing a pleasant spot to sit and enjoy some fresh coastal air. The bathroom is fitted with a white suite comprising a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low-level WC, with tiled surrounds.

There is double glazing and electric heating throughout.

Saxon Heights offers an appealing combination of security, convenience and manageable living, with allocated parking, visitor spaces and attractive neatly maintained communal garden to the rear of the building.

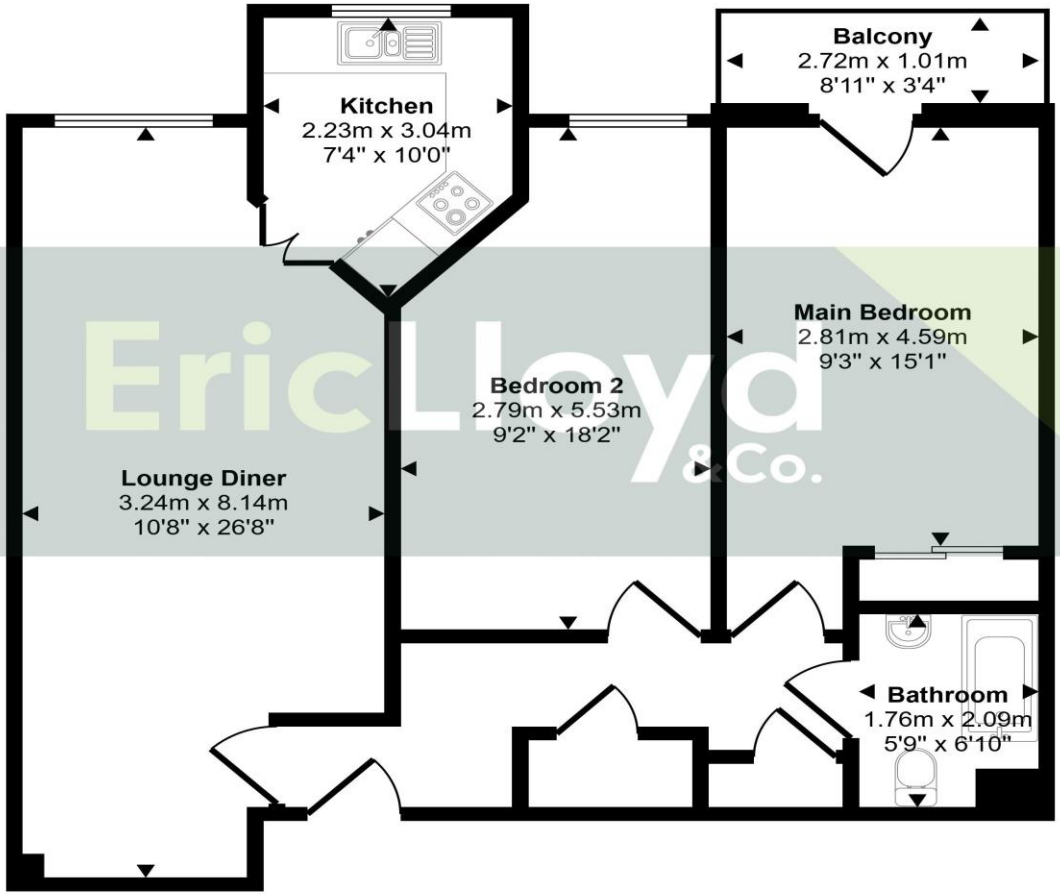
With managed external maintenance this property presents both the ideal home for those looking to enjoy an easy lifestyle, and an ideal lock up and leave property for those who may need to live part of their lives elsewhere. For those who do not drive, this location is particularly convenient with a bus stop only minutes away providing connections to the surrounding areas.

Brixham is a charming and historic fishing town, renowned for its picturesque harbour, colourful waterfront, independent shops, cafés and restaurants. The town offers a wonderful coastal atmosphere, with beautiful coastal walks and beaches close by, making it an appealing place to enjoy the South Devon lifestyle.

Viewing is highly recommended to fully appreciate the convenient location, generous accommodation and lifestyle this attractive apartment has to offer.

Lease Info: 125 year lease which was issued in 1997. Ground Rent: £100 per annum.
Service charge - £2,950,61 for 2026/2027
Pets permitted with permission. Long letting allowed. No holiday letting.

Approx Gross Internal Area
76 sq m / 813 sq ft



Floorplan

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: B COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile performance is as follows: EE 83% / VODAPHONE 83% /O2 77% / THREE 75%

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, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

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.