



Dalverton Court Blackball Lane, Brixham, TQ5 8AY

Eric Lloyd
&Co.

www.ericlloyd.co.uk

£350,000 Leasehold



Positioned in a prime waterside setting overlooking Brixham Harbour, this beautifully presented **TWO- BEDROOM** apartment occupies a sought-after second-floor, front-facing position, offering an exceptional coastal lifestyle. Quite literally hovering above the harbour and marina, the property enjoys uninterrupted, panoramic views that create a constantly changing and captivating backdrop from morning through to evening.

Upon entering, you are greeted by a welcoming hallway that leads you toward the heart of the home. As you move through, the space opens up into a bright and airy open-plan living area. Here, the living room, dining space, and kitchen blend seamlessly, designed for both comfort and sociability. Large windows draw in natural light and perfectly frame the stunning harbour views, making this space ideal for relaxing or entertaining.

The kitchen is modern and well-appointed, complete with a stylish breakfast bar that adds both functionality and a casual dining option. The décor throughout the apartment is tasteful and contemporary, creating a warm yet sophisticated atmosphere that is ready to move into.

Both bedrooms are generously sized, offering comfortable accommodation whether for permanent living, a holiday retreat, or investment. The bathroom is equally impressive, finished to a modern standard and featuring a full-sized bath with a shower overhead, combining practicality with style with space for a washing machine.

The property is electrically heated throughout.

One of the standout features of this apartment is undoubtedly the private balcony. With ample space for seating, it provides the perfect vantage point to unwind while watching the boats drift in and out of the marina. It's an ever-changing scene that truly enhances the sense of coastal living.

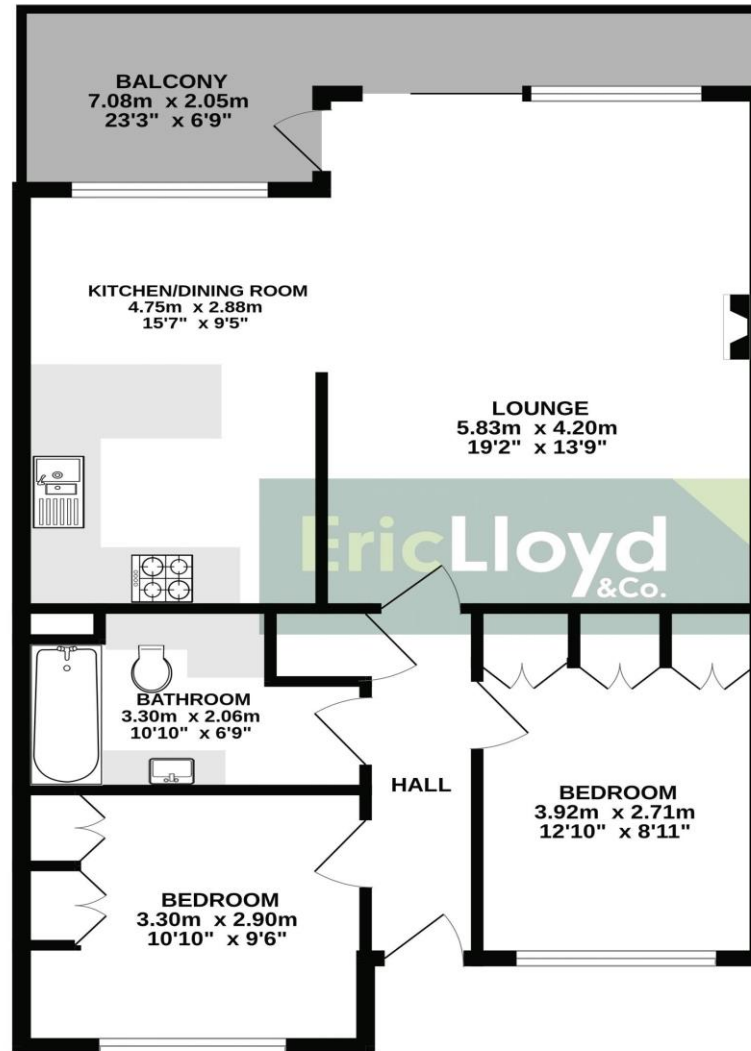
Additional benefits include secure, allocated **UNDERGROUND PRKING** and the significant advantage of **NO ONWARD CHAIN**, ensuring a smooth and straightforward purchase.

This is a rare opportunity to acquire a waterfront home in one of Devon's most picturesque harbour towns.

Lease information - this property is held on a 999 year lease from December 1961. The property has the added benefit of owning a share of the freehold. The maintenance charge is circa £2,250 per annum. Long term letting is allowed, however holiday letting isn't.



ENTRANCE FLOOR
69.4 sq.m. (747 sq.ft.) approx.



TOTAL FLOOR AREA : 69.4 sq.m. (747 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: D

AGENTS NOTES: This property is on mains electric, water and drainage, however there is no gas connection. The Ofcom website indicated broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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