



Brookdale Close, Brixham, TQ5 9JN



## £595,000 Freehold

Located in the sought-after coastal town of Brixham, a striking architect-designed residence that has been thoughtfully and comprehensively transformed by its current owners. The result is a sophisticated, Art Deco style contemporary home offering an abundance of space and character perfectly suited to modern family living and stylish entertaining, while still providing scope for a new owner to personalise to their own taste.

The property is approached via an interesting entrance porch at ground level, where a practical and well-appointed laundry room is neatly incorporated, ensuring functionality without compromising on design. A short flight of steps leads to the principal living level, where the home truly comes into its own. Here, a remarkable triple-aspect open-plan living space unfolds, designed to maximise both flow and flexibility. This expansive area seamlessly accommodates a lounge, dining space, and an impressive kitchen, creating an ideal hub for family life and social gatherings alike.

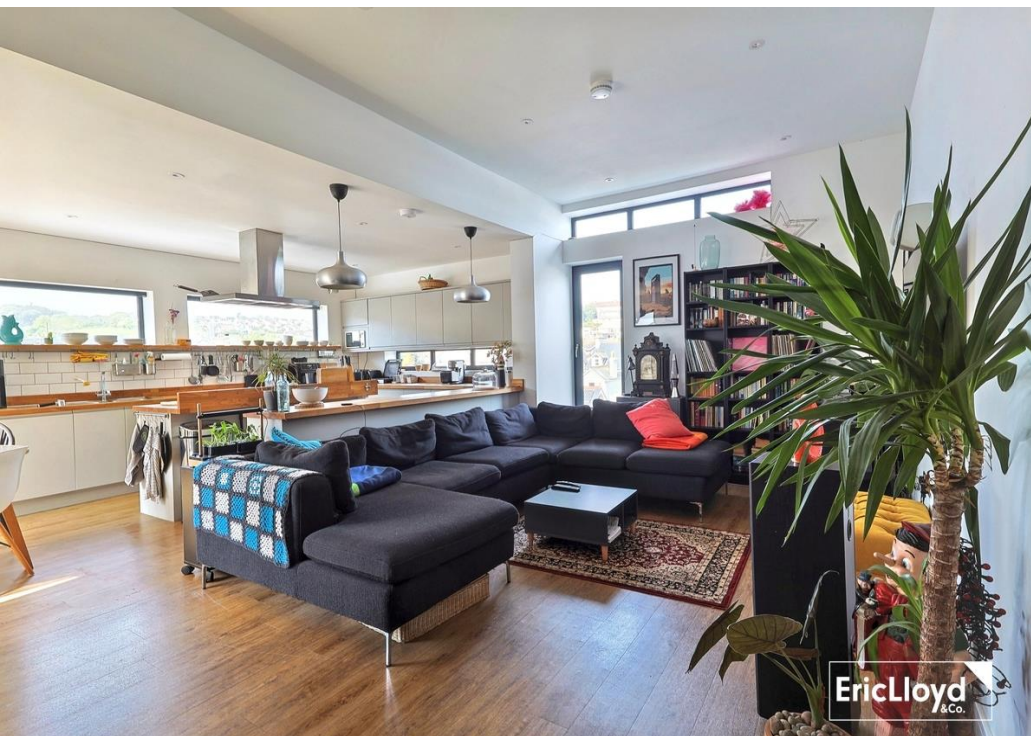
The kitchen itself is a standout feature, boasting an abundance of oak worktop surfaces, extensive fitted units, and a central island that serves as both a focal point and a practical workspace. Integrated appliances include a dishwasher, twin ovens, and an induction hob, all complemented by carefully considered mood lighting that enhances the contemporary ambience. Bi-folding doors open directly onto a beautifully designed patio seating area and the surrounding gardens, effortlessly blending indoor and outdoor living.

Also on this level is a cosy snug lounge, offering a more intimate retreat. French doors lead out to additional seating areas and the landscaped gardens, while a cloakroom W.C conveniently serves this floor. Adding a unique and playful element, the house also provides access to a cleverly concealed “secret” room.

Ascending to the upper floor, the accommodation continues to impress with five well-proportioned bedrooms and a stylish family shower room. The principal suite is particularly noteworthy, featuring a luxurious en suite bathroom complete with a freestanding bath, separate shower enclosure, and a dedicated dressing area. From the bedroom, doors open onto a generous balcony that enjoys a pleasant south-westerly aspect, providing an ideal spot to unwind while taking in the afternoon and evening sun.

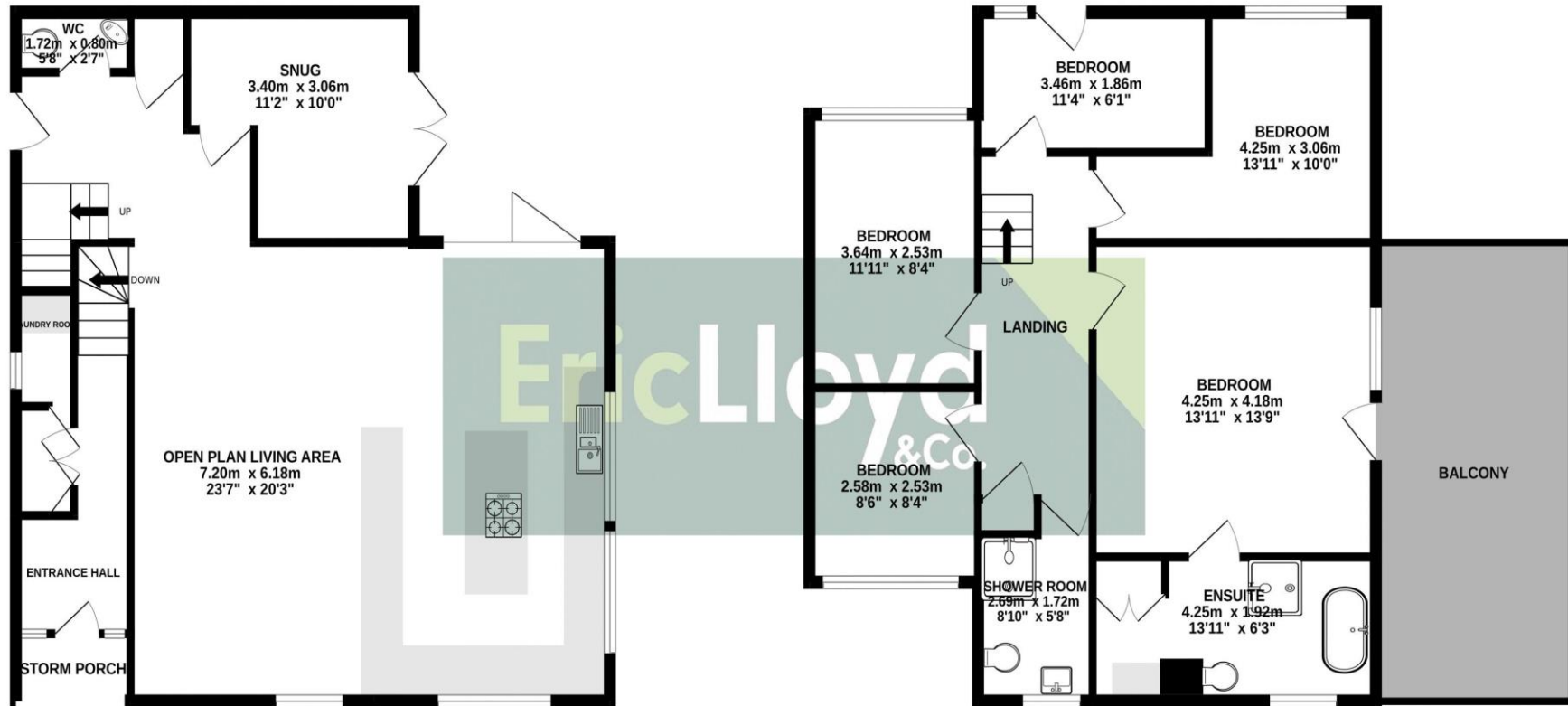
Externally, the property is surrounded by beautiful landscaped gardens, thoughtfully designed with a variety of seating areas, architectural features, and elegant curved walls that create both interest and privacy. A superb detached home office building adds further versatility, catering perfectly to remote working or creative pursuits. There is also a driveway with parking for two vehicles.

Situated within easy reach of the picturesque harbour and waterfront, local amenities, and coastal walks that Brixham is renowned for, this exceptional home combines contemporary design offering a rare opportunity to acquire a truly distinctive property.



GROUND FLOOR  
72.7 sq.m. (782 sq.ft.) approx.

FIRST FLOOR  
70.2 sq.m. (755 sq.ft.) approx.



TOTAL FLOOR AREA : 142.8 sq.m. (1537 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: C

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% /THREE 73% / O2 70%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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