



St. Peters Hill, Brixham, TQ5 9TE





## £170,000 Leasehold

Perfectly positioned just a stone's throw from the bustling harbour and town centre of Brixham, this **TWO BEDROOM FLAT** presents a wonderful opportunity to acquire a well-located coastal apartment with charming sea glimpses and **NO ONWARD CHAIN**.

Accessed via a communal entrance hall with stairs rising to the first floor, the property enjoys a tucked-away yet highly convenient setting, ideal for those wishing to be within easy reach of the waterfront, shops, cafés and restaurants that make Brixham such a sought-after destination.

On entering the flat, you are welcomed into a practical entrance area with an airing cupboard off, providing useful storage. This space opens into a cosy lounge/dining room — a comfortable and inviting heart of the home. A feature window draws in natural light and offers attractive sea and sea glimpses over the surrounding rooftops, adding to the property's coastal charm. There is ample room for lounge and dining furniture, and a further storage cupboard enhances the apartment's practicality.

The kitchen is fitted with gloss white shaker-style units complemented by stone-effect worktops, creating a timeless and fresh finish. An electric hob and oven are installed, with space provided for a washing machine and an under-counter fridge freezer, making the layout both functional and efficient.

Bedroom One is located off the central hall offering comfortable accommodation with space for bedroom furnishings. Bedroom Two is accessed from the lounge and is a cosy room with a window to the rear, ideal as a guest room, study, or occasional bedroom depending on requirements.

The bathroom is well arranged and comprises a bath and separate shower, W.C., and pedestal basin. Part-tiled walls provide a clean finish, while a heated towel rail adds a touch of comfort and convenience.

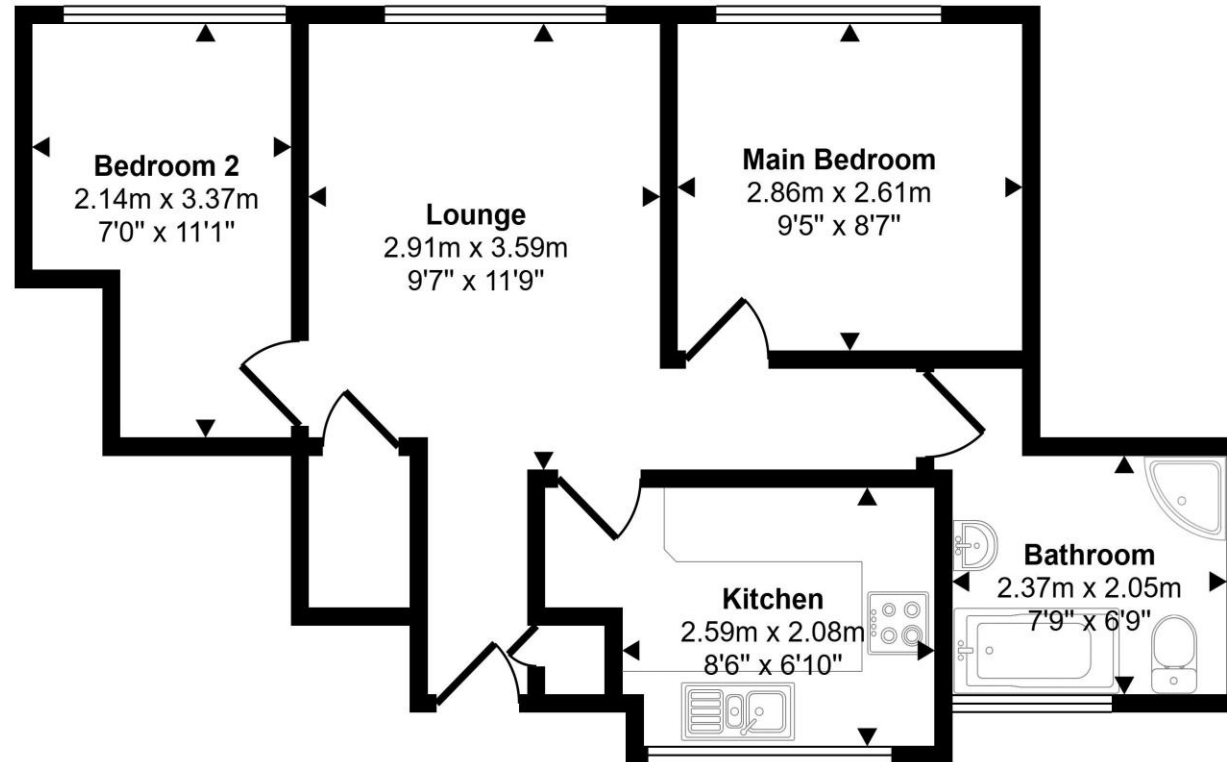
Externally, the property benefits from access to a communal outside space, along with a private outside storage locker, ideal for storing beach equipment or outdoor items. The apartment is electrically heated.

Leasehold information includes a 999-year lease from 2013, with a maintenance charge of approximately £70 per calendar month, which includes ground rent. Pets are permitted, and holiday letting is allowed, making this an appealing option for those seeking a holiday retreat or investment. Please note that long-term letting is not permitted.

Offered for sale with no onward chain, this well-situated apartment combines comfort, practicality and enviable proximity to Brixham's harbour and amenities, making it a superb coastal home or lock-up-and-leave escape.



Approx Gross Internal Area  
43 sq m / 465 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: C

COUNCIL TAX BAND: NA

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

**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

**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.