



Flat 3 Kingswater Court, Nelson Road, Brixham, Devon, TQ5 8BH  
Leasehold - Share of Freehold Flat - Ground Floor  
£210,000

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This well-presented ground floor apartment enjoys an enviable position overlooking the open green space of Furzeham Green, offering the perfect balance of peaceful surroundings and easy access to the very best of Brixham's coastal lifestyle. With Fishcombe Cove, Battery Gardens and the South West Coast Path all just a short stroll away, whilst the bustling harbour and town centre are less than half a mile from the door, this is an ideal home for those seeking convenience without compromising on location.

Accessed via its own private entrance, the apartment immediately offers a greater sense of privacy than many comparable flats. The accommodation has been well maintained throughout and is thoughtfully arranged, creating a comfortable home that is equally suited to permanent occupation, a lock-up-and-leave coastal retreat or an investment purchase.

The spacious lounge provides an inviting place to relax, with direct access onto a private front patio where you can enjoy views across to Furzeham Green. An adjoining kitchen is well planned with ample storage and workspace, making excellent use of the available space while also benefiting from the pleasant outlook.

To the rear of the property are two bedrooms, with the principal bedroom enjoying direct access to a private enclosed patio garden. This sheltered outdoor space offers a surprisingly private setting for relaxing, entertaining or enjoying a morning coffee, with gated access providing further convenience. A well-appointed bathroom completes the accommodation.

One of the property's standout features is the inclusion of a private garage together with an allocated parking space, a highly desirable combination in this part of Brixham where parking is often at a premium. Offered for sale with no onward chain, the apartment presents an excellent opportunity for buyers looking for a straightforward move into a sought-after coastal location.

Properties offering private outside space, parking, a garage and such an exceptional position rarely remain available for long, making early viewing highly recommended.

The apartment is held on the original 999-year lease from 1993, with maintenance and ground rent charges totalling approximately £600 per annum (paid six-monthly). ASTs are permitted but not holiday lets. Kingswater Court Ltd, the management company (made up of the flat owners) allows a small, well behaved pet at their discretion. A government grant has been obtained to apply cavity wall insulation throughout the block early in 2026.

**Council Tax Band: C**



- Ground Floor Apartment
- Front & Back Patio Areas
- With No Onward Chain

- With Two Bedrooms
- Parking Space + Garage
- Council Tax Band C



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TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) 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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Current EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		

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