



4 Kelvin Court, Overgang Road, Harbour Area, Brixham, Devon, TQ5 8AR
Leasehold Flat
£169,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Stylish, contemporary and perfectly positioned above the harbour, this beautifully refurbished one-bedroom apartment enjoys some of the finest panoramic sea and marina views available in Brixham. Overlooking the bustling fish market and working harbour, the apartment offers a unique front-row seat to the daily activity of this vibrant coastal town, with trawlers and yachts creating an ever-changing backdrop.

Ideal as a first home, coastal retreat, or smart investment purchase, the property has been comprehensively refurbished within the last two years and is presented in true turn-key condition. From the moment you step inside, the apartment feels bright, modern and thoughtfully designed, blending clean contemporary finishes with practical living spaces.

A spacious entrance hall welcomes you in and provides access to all rooms, while the heart of the home is undoubtedly the impressive open-plan living space. The lounge flows seamlessly into a sleek, modern kitchen complete with a central breakfast bar — the perfect spot for morning coffee while taking in the spectacular harbour views.

The double bedroom is a particularly attractive dual-aspect room, filled with natural light and offering ample space for freestanding furniture. Centrally positioned, the stylish shower room has been finished to a high standard with a modern, minimalist feel and incorporates a useful storage cupboard housing the hot water system.

Further benefits include high-quality electric radiators, UPVC double glazing throughout, and low ongoing costs, making this an easy-to-maintain and energy-conscious coastal home.

Leasehold – 199 year lease from 1 January 1988 - Service Charge: £375.00 per quarter - Ground Rent: £50.00 per annum - Buildings Insurance Contribution: £63.54 per annum

Under the Estate Agents Act 1979 (provision of information regulation 1991) we are required to point out that the vendor of this property is a sibling of a Boyce Brixham employee.

Council Tax Band: A



- Stylish One-Bed Top Floor Flat
- Beautifully Presented Throughout
- Offered With No Onward Chain

- Amazing Sea & Harbour Views
- Great Second Home Or Investment
- Leasehold - Council Tax Band A



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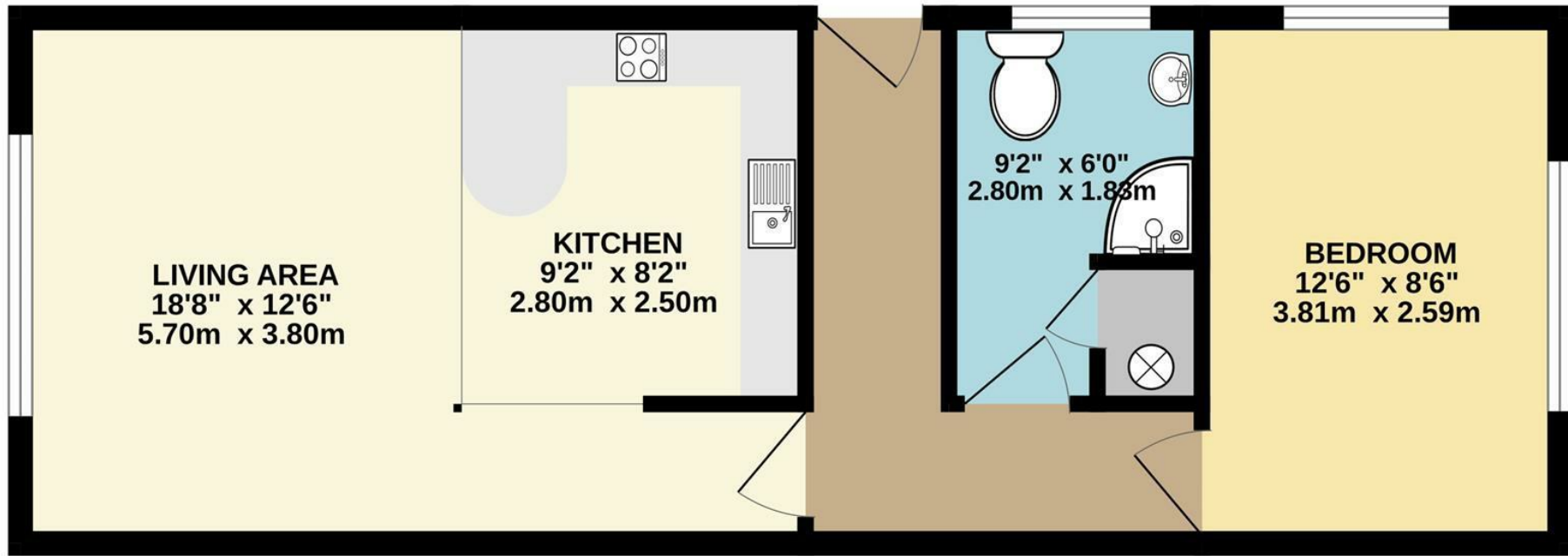


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TOP FLOOR

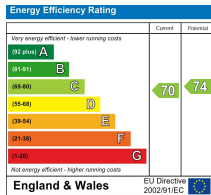
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.5 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



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