



Bella Vista Road, Brixham, TQ5 8BQ

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£520,000 Freehold

Occupying a highly sought-after position overlooking Furzeham Green, with magnificent views extending beyond and towards the sea, harbour and marina, "Lisburne" is a charming period house offering spacious and versatile accommodation of approximately 1925 sq ft.

arranged over three floors with up to 5 bedrooms.

The property combines traditional character with practical modern living and benefits from a private landscaped rear garden, together with valuable off-road parking for two cars, accessed via Higher Furzeham Road.

Brixham is a picturesque and much-loved South Devon coastal town, renowned for its working harbour, colourful waterfront, independent shops, cafés, restaurants and attractive coastal walks.

The property enjoys an enviable elevated position within the popular Furzeham area, close to Furzeham Green and within easy reach of the town centre and harbour. The elevated setting provides particularly impressive outlooks, with the sea and waterfront forming a stunning backdrop. The house retains a number of attractive original features, including decorative ceiling cornices, a beautiful stained-glass inner door and generous, well-proportioned rooms.

A welcoming entrance hall provides access to the principal living accommodation. The lounge/dining room is divided by an attractive square archway, with the lounge featuring a bay window enjoying sea and harbour views, together with a feature fireplace and fitted coal-effect gas fire. The dining area has fitted display shelving and French doors opening into a delightful conservatory/sun lounge.

The conservatory connects through to the kitchen/breakfast room, which is fitted with a range of wall and base cupboards, ample work surfaces, double stainless-steel sinks and an integrated double oven/grill, with hob and cooker hood above. There is space for both a fridge and freezer. A rear hallway provides access to a ground-floor shower room/W.C and a useful utility room with plumbing and space for a washing machine, together with a door leading directly into the rear garden.

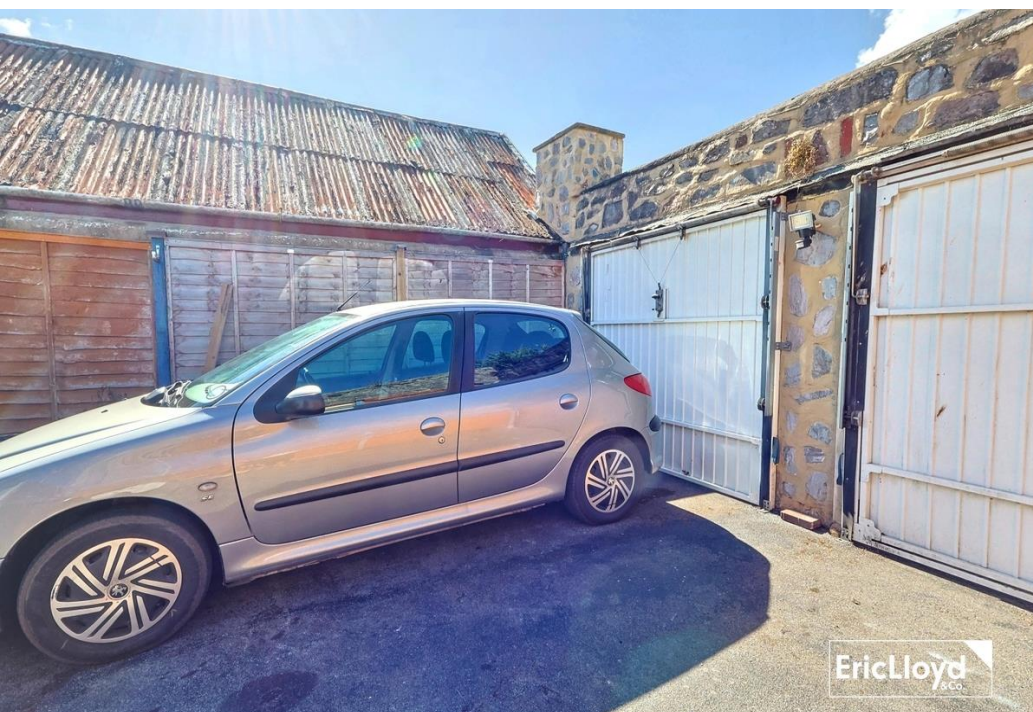
The first floor provides four bedrooms, accessed off a split landing, including three well-sized bedrooms and a smaller nursery/office, offering excellent flexibility for family living or working from home. The rear double bedroom has a door opening directly onto the rear terrace and garden. A separate W.C with washbasin is situated on the half landing.

The second floor is arranged to provide versatile guest accommodation, comprising a lounge/dining area, kitchenette, double bedroom and shower room/WC. The elevated position means the views from this floor are particularly impressive, sweeping across the sea and Brixham waterfront.

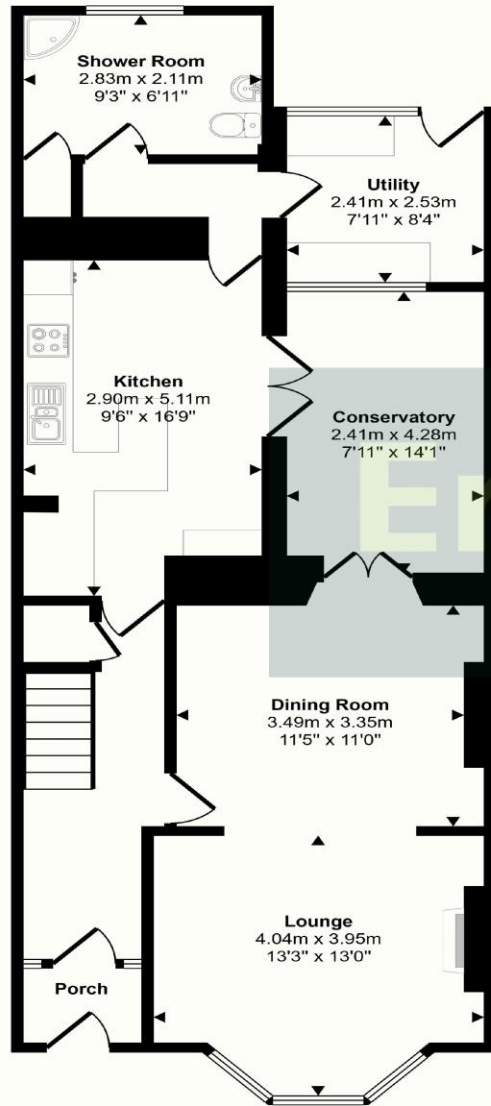
Gas-fired central heating and double glazing are installed.

Outside, the landscaped rear garden has been designed for ease of maintenance, with attractive seating areas, a rockery, established shrubs and palms, and steps leading up to the roof terrace. A garden shed provides useful storage. Beyond the garden is a private parking area for two cars, with garage-style doors opening directly onto Higher Furzeham Road.

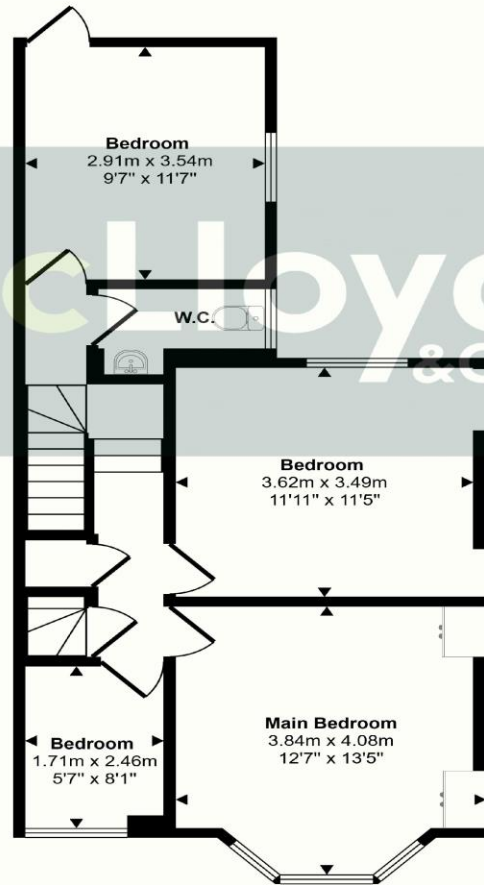
A characterful and versatile coastal home in an exceptional Brixham location, combining spacious accommodation, private outdoor space, parking and truly impressive sea and harbour views.



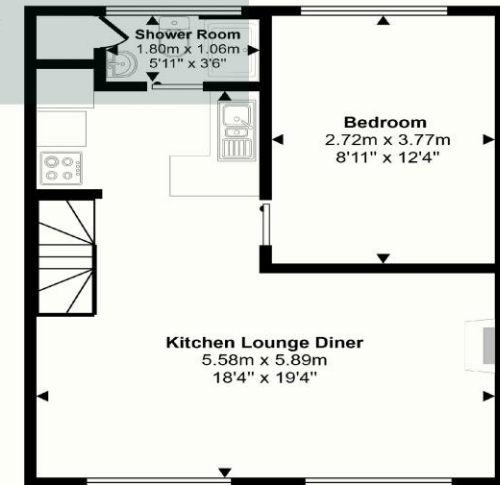
Approx Gross Internal Area
179 sq m / 1925 sq ft



Ground Floor
Approx 85 sq m / 911 sq ft



First Floor
Approx 55 sq m / 594 sq ft



Second Floor
Approx 39 sq m / 420 sq ft

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: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile performance is as follows: EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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