

Flat 3 Beaumont House, 63 Bolton Street, Brixham, Devon, TQ5 9DJ
Leasehold - Share of Freehold Flat - Ground Floor
Asking Price £109,950

boycebrixham

email property@ljboyce.co.uk call 01803 852736

This is a wonderful opportunity to acquire a charming bolt-hole or first home in the heart of Brixham, complete with the rare advantage of parking for one vehicle. Perfectly suited to first-time buyers, downsizers, or those seeking a manageable coastal retreat, this well-presented ground floor flat offers comfort, convenience, and a convenient central setting.

The property benefits from its own private access, separate from the main communal entrance, with the front door opening directly onto Bolton Street. This independent entry adds both privacy and practicality, giving the feel of a private residence rather than a typical apartment. To the rear, a second private entrance opens out onto the communal parking area and garden beyond, providing easy day-to-day access.

Positioned in a central and level location, the flat is ideally placed for easy access to the town centre and its range of shops, cafés, and local amenities. The picturesque harbour and waterfront are less than half a mile away, allowing you to enjoy scenic coastal walks, marina views, and the vibrant atmosphere of this popular seaside town within just a short stroll.

Internally, the accommodation is well arranged and comfortable, offering a thoughtfully designed layout that maximises the available space. The double bedroom is well proportioned and complemented by a modern fitted shower room with WC, finished in a clean and contemporary style.

The open plan living and kitchen area creates a bright and sociable environment, ideal for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units, providing a generous amount of worktop space and ample storage. Its open design ensures a seamless flow into the living area, enhancing the sense of space.

Further benefits include double glazing throughout and gas central heating, with the boiler conveniently housed in a separate store room to the rear. These practical features contribute to the property's comfort and energy efficiency, making it suitable for year-round occupation.

The property is leasehold, with a new 999-year lease granted in 2018, and importantly includes a one-quarter share of the freehold. This combination offers long-term security and added peace of mind, making this an appealing and sensible purchase in a highly sought-after coastal location.
Maintenance charge currently £45.00 per month to include insurance, fire alarm checks, repairs.

Council Tax Band: A

1 1 1

- Shared Terraced Patio Area
- 1 Bedroom Ground Floor Flat
- Central Position
- Parking Space For 1 Car
- Shower Room With WC
- Useful Utility Store + Chain Free









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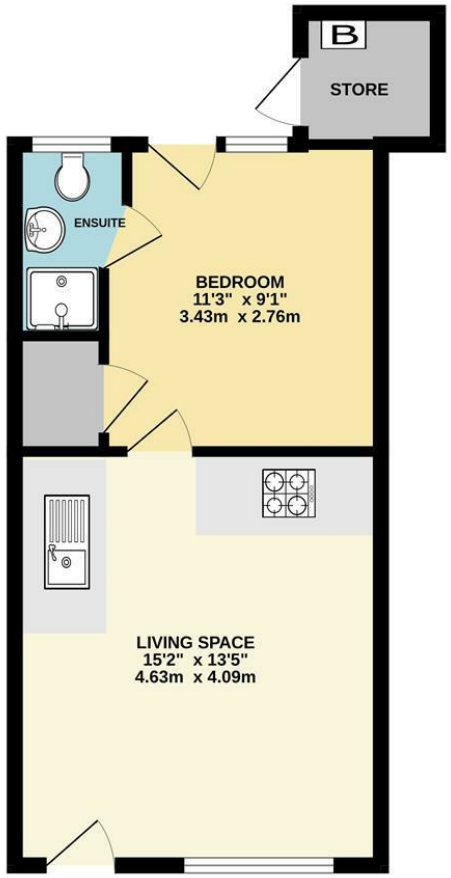






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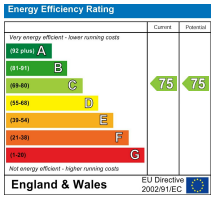


GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

TOTAL FLOOR AREA : 378 sq.ft. (35.1 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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