



Upton House, Sharkham Court, Brixham, TQ5 9GT

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£270,000 Leasehold

For sale for the first time since new, this well-presented **TWO BEDROOM GROUND FLOOR APARTMENT** with private, enclosed South facing garden is ready for a new buyer to move straight in. Upton House itself is a sought after block, complete with lift access, allocated parking and gated residents' access onto the South West Coastal Path. A property of this style rarely comes to market, this particular apartment has been a second home for the owners since new, with very little use and is offered for sale with **NO ONWARD CHAIN.**

Situated within the quiet, beautifully maintained and highly regarded Sharkham Village, on the outskirts of Brixham, this attractive two-bedroom ground floor apartment offers well-proportioned accommodation, and a particularly appealing private enclosed garden. The garden enjoys a sunny south aspect, quiet surroundings and secluded outlook.

The apartment is accessed via a secure communal entrance, with a gated entry system and buzzer providing added security. There is an allocated parking space for one vehicle, along with additional visitor parking.

On entering the apartment, a welcoming hallway provides access to all principal rooms. The family bathroom is situated to the left and is fitted in a clean white suite comprising a bath with shower over, WC and wash hand basin. Further along the hallway is a well-proportioned double bedroom.

To the rear of the property is the principal living accommodation, with the living room, kitchen and main bedroom all enjoying a pleasant outlook towards the enclosed garden. The living room is bright and spacious, providing ample space for comfortable furnishings and naturally leading through to the kitchen.

The kitchen offers a good range of fitted cupboards and work surfaces, together with an integrated oven, fridge/freezer, dishwasher and washer/dryer. There is also useful space for a small dining table, creating a practical open-plan feel between the kitchen and living area. Double doors provide direct access to the garden, allowing the outside space to become a natural extension of the living accommodation. An airing cupboard also provides valuable additional storage.

The enclosed private garden is undoubtedly one of the property's key features. Offering a good degree of privacy, it provides an attractive and manageable outdoor space for relaxing, entertaining or enjoying the sunshine. This garden is privately owned for the sole use of this apartment. Steps to the side provide access towards the front of the development.

Sharkham Village is a popular residential development located on the southern side of Brixham. The development comprises a mixture of modern houses and apartments, set among landscaped communal areas and established greenery, creating a pleasant and attractive residential setting. A local bus service connects to Brixham town centre which is a mile away. The location is ideally placed for enjoying both the amenities of Brixham and the beautiful South Devon coastline, with St Mary's Bay and access to the South West Coast Path within easy reach.

Overall, this is a well-maintained and appealing apartment in a sought-after Brixham location, offering comfortable two-bedroom accommodation, central heating, double glazing, private outside space and allocated parking. The majority of furniture is available upon separate negotiation if required.

Lease details

The property is held on a 999 year lease from February 2007

Annual service charge is £2,946.88

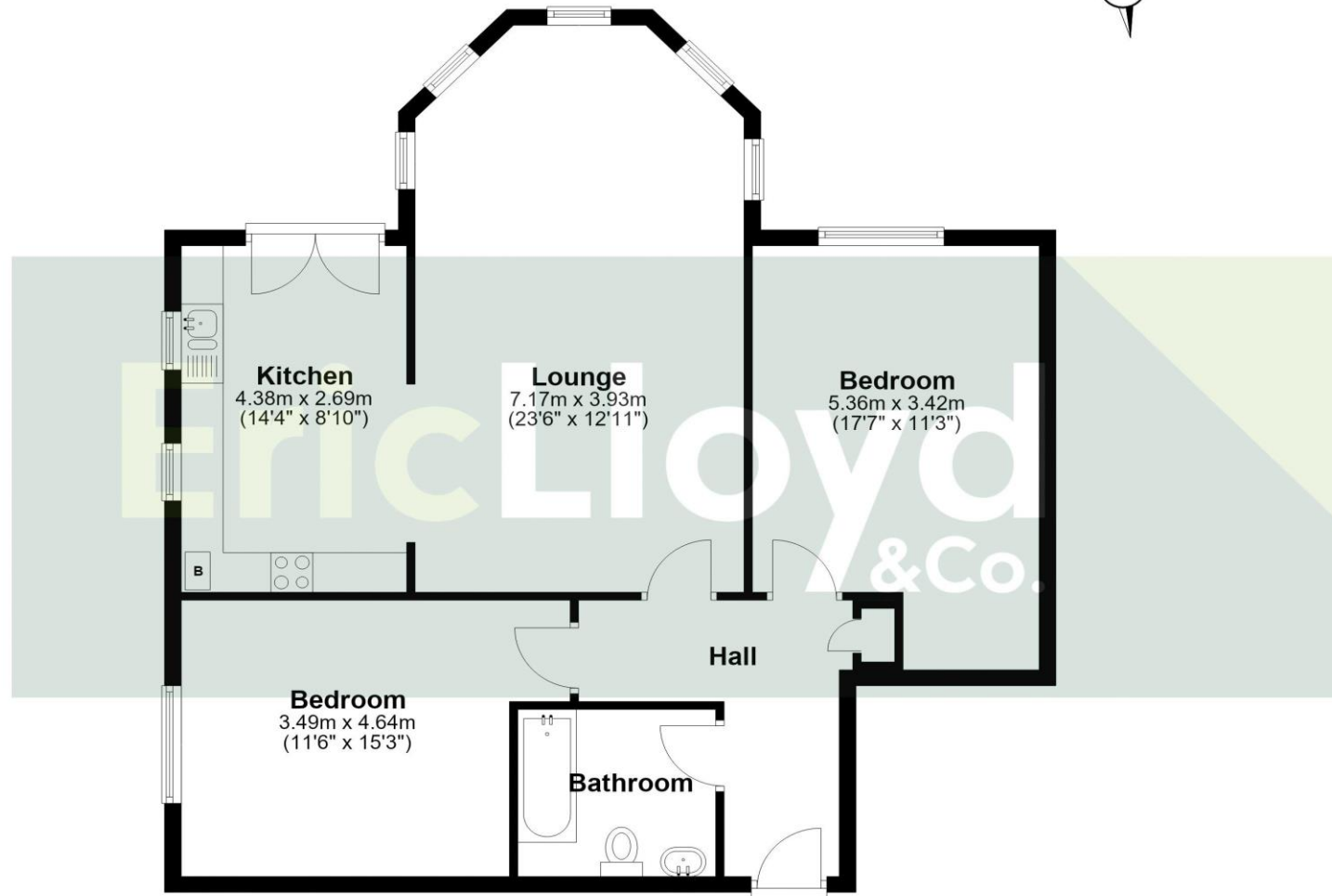
Annual ground rent £125

Long term letting is allowed, however holiday letting is not. Pets are allowed by permission.



Ground Floor

Approx. 85.0 sq. metres (915.2 sq. feet)



Total area: approx. 85.0 sq. metres (915.2 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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