



Brixham Villa, 123 New Road, Brixham, TQ5 8BY



£85,000 Leasehold

A cozy ground floor flat, located within easy reach of Brixham town and harbour.

Offered for sale with **NO ONWARD CHAIN**, this **ONE BEDROOM GROUND FLOOR FLAT** presents an excellent opportunity to acquire a well-positioned, low-maintenance flat in the popular coastal town of Brixham.

This bijou home is ideally suited to home owners, investors or those seeking a convenient bolt-hole by the sea. Situated on New Road, the property enjoys a highly accessible location, with a regular bus service passing directly outside and everyday amenities close at hand, including a nearby Sainsbury's Local. The bustling harbour and town centre of Brixham are approximately half a mile away, offering a wide range of shops, restaurants, and coastal walks.

The flat is approached via a walkway that runs around the side of the main building, leading to its own private entrance. To the front, there is a private courtyard garden—an appealing and practical outdoor space, perfect for sitting out, enjoying a morning coffee, or drying clothes.

Internally, the accommodation is thoughtfully arranged. An entrance hall provides access to all rooms and includes a useful storage cupboard housing the hot water tank, with plumbing and power beneath for a washing machine. The open-plan living space combines kitchen, dining, and lounge areas, creating a sociable environment. A front-facing window allows for natural light, while the kitchen area is fitted with a freestanding electric oven and cooker hood over.

The bedroom is an L shape with a window, offering a quiet retreat. The bathroom is fitted with a white suite comprising a bath with shower over, a basin set within a modern gloss white vanity unit, and a W.C.

Heating is provided via electric panel heaters, ensuring straightforward temperature control throughout the property.

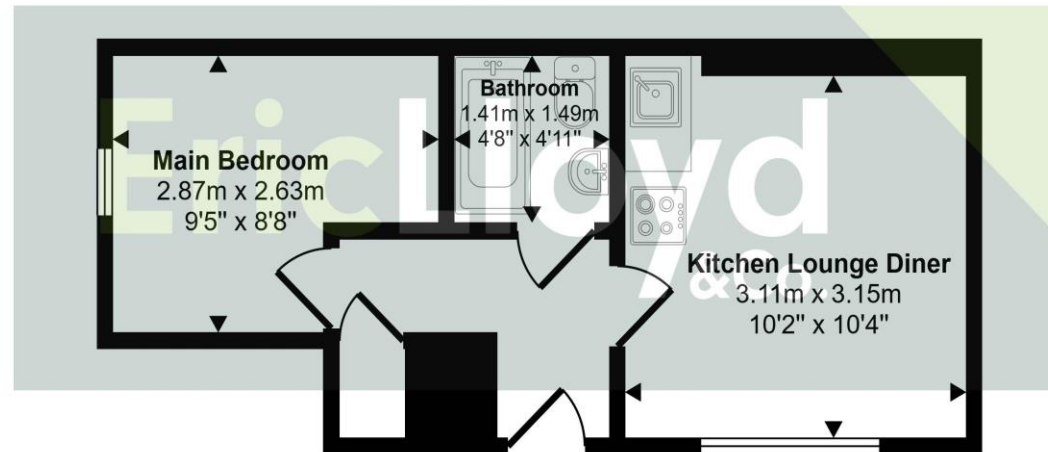
The flat is leasehold, held on a 99-year lease created in August 2017. The ground rent is £150 per annum, with maintenance charges in the region of £1,200 per annum.

For investors, the property offers strong potential, as long-term letting is permitted. However, it should be noted that holiday letting and pets are not allowed under the terms of the lease.

Combining convenience, affordability, and a desirable coastal setting, this charming ground floor flat represents a superb opportunity in a sought-after South Devon location.



**Approx Gross Internal Area
25 sq m / 267 sq ft**



Floorplan

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: E

COUNCIL TAX BAND: A

AGENTS NOTES: This property is mains water, drainage and electricity, however there is no gas connection. 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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