

51 Southdown Avenue, Brixham, TQ5 0AN
Leasehold Flat - First Floor
£179,950

boycebrixham

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The property is located at the top of Southdown Avenue, a popular residential area, and enjoys lovely open views across Higher Brixham towards Torquay and Lyme Bay beyond. The elevated position provides a bright and airy feel throughout.

The accommodation is light and well-presented, benefiting from gas central heating and double glazing, ensuring comfort and efficiency all year round.

The living room enjoys a particularly attractive open outlook across Brixham towards Paignton, Torquay and Torbay, with further views stretching across Lyme Bay. It features a radiator beneath the window, a gas fire, and a TV point.

The kitchen is a bright rear-aspect room fitted with a range of white wall and base units complemented by granite-effect bullnose worktops. There is an inset stainless steel sink positioned beneath the window, space for a gas cooker with filter hood over, plumbing for a washing machine, venting for a tumble dryer, and spaces for an under-counter fridge and freezer. A wall-mounted Worcester gas combi boiler is also housed here, along with space for a dining table.

Bedroom One is a lovely double room enjoying superb views towards Torbay and Lyme Bay. Bedroom Two is another double bedroom with a rear aspect, making it an ideal guest room, home office, or additional sleeping accommodation.

The bathroom is fitted with a white suite comprising a vanity hand basin, button-flush WC, and corner bath with shower attachment and curved shower rail. Attractive tiling surrounds the bath and basin, and there is a radiator, shaver point, useful linen cupboard, and an opaque PVC-u double-glazed window.

Outside, the property benefits from a very sunny south-facing garden arranged over two generous terraces. Mostly laid to lawn with mature borders and a timber shed, it provides an excellent outdoor space.

The flat is leasehold, held on a 999-year lease from 2 March 1994. maintenance is shared on a 50/50 basis with the ground floor flat number 49 on an as and when need basis.

Council Tax Band: A

2 1 1

- Open sea views across Higher Brixham
- Two generous double bedrooms
- Sunny south-facing terraced garden
- Bright living room with bay views
- Modern white bathroom suite
- Large Rear Garden









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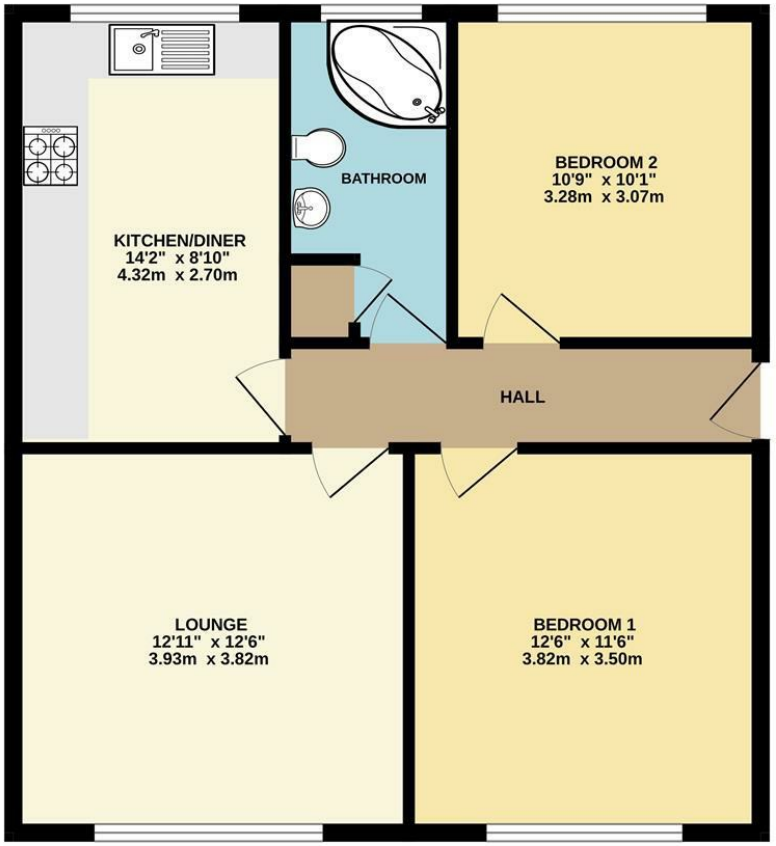




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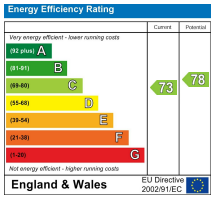
FIRST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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