



St. Peters Hill, Brixham, TQ5 9TE



## £215,000 Leasehold

Tucked away just moments from the bustling harbour and town centre of Brixham, this **TWO BEDROOM FLAT** offers a superb opportunity to own a light-filled coastal home in an enviable position with the added benefit of having **NO ONWARD CHAIN**. Set behind a private gated entrance, this well-presented apartment combines modern styling with a practical layout, all just a stone's throw from the vibrant waterfront, independent shops, and eateries that make this charming fishing town so desirable.

Accessed via a handy entrance hall with space for shoes and coats, the property immediately feels welcoming and well organised. The hallway opens into a bright and airy open-plan kitchen, dining and living space — the true heart of the home. Finished in a clean, contemporary style, this generous room offers ample space for living room furniture, making it ideal for both relaxing and entertaining.

The modern kitchen is fitted with gloss white units complemented by wood-effect worktops, creating a fresh and stylish look. There is an electric hob and oven, space for a washing machine, and room for an under-counter fridge freezer. A breakfast bar provides an informal dining option or a sociable space for morning coffee. Additional practical features include an airing cupboard housing the hot water tank and a further storage cupboard, ensuring excellent storage throughout.

The bathroom is well-appointed and thoughtfully arranged, comprising a bath and separate shower, a basin set into a gloss white vanity unit, and a W.C. Partially tiled walls and a heated towel rail add to the contemporary finish and comfort.

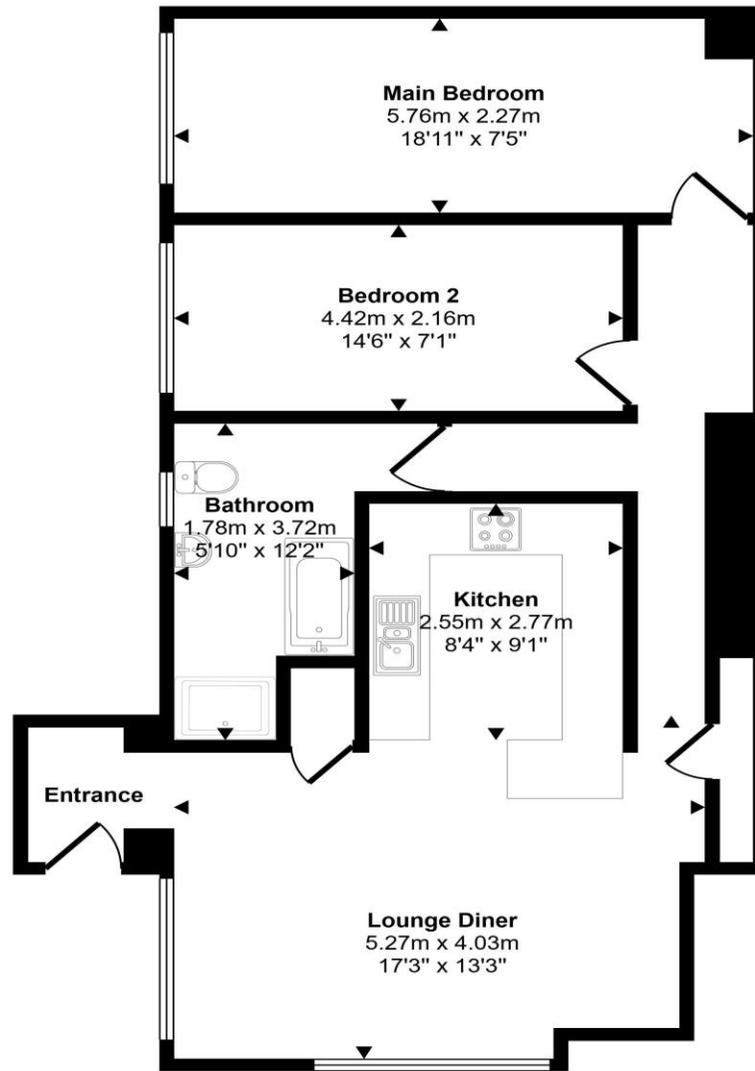
There are two well-proportioned bedrooms. Bedroom One is an impressively spacious room, currently arranged with bunk beds and a single bed, demonstrating its versatility and generous proportions. From here, delightful sea glimpses can be enjoyed over the rooftops. Bedroom Two is also a good-size double, with space for wardrobes and similarly attractive sea glimpses, offering a peaceful coastal outlook.

The apartment benefits from electric heating and is offered with a 999-year lease from 2013. The current maintenance charge is approximately £70 per calendar month, which includes ground rent. Pets are permitted, and holiday letting is allowed, making this an appealing prospect for those seeking a holiday home or investment opportunity. Please note that long-term letting is not permitted.

With its private setting, modern finish, sea glimpses and exceptional proximity to the harbour and amenities, this superb penthouse apartment represents a rare chance to secure a stylish coastal retreat in the heart of Brixham.



Approx Gross Internal Area  
70 sq m / 750 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: The property benefits from mains electric, water and drainage, however there is no gas connection. The property is electrically heated. The Ofcom website indicated broadband and mobile phone reception are available at this address

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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