



Seaway Court, New Road, Brixham, TQ5 8NJ

**EricLloyd**  
&Co.

&Co.

[www.ericlloyd.co.uk](http://www.ericlloyd.co.uk)

# £89,950 Leasehold

## A well Located One Bedroom Flat In Brixham.

This well-located one-bedroom flat in Brixham offers an excellent opportunity for first-time buyers or investors alike, with the added benefit of NO CHAIN.

Positioned on the main road, the property enjoys a highly convenient setting with everyday amenities right on your doorstep. A local Sainsbury's is situated next door, making grocery shopping quick and easy, while the bustling town centre is just a pleasant five-minute walk away. With a regular bus route nearby, the flat is perfectly placed for those who rely on public transport or commute to surrounding areas.

The property also benefits from parking for one vehicle, a valuable feature in such a central location.

Situated on the top floor, the flat enjoys an elevated position that allows for plenty of natural light to pour in through its bright windows. The living room is a particularly good size, offering a comfortable and versatile space for relaxing or entertaining. Large windows create an airy feel and provide an open outlook, enhancing the sense of space and light throughout.

The kitchen is functional and offers room for a dining area, making it ideal for those who enjoy cooking and dining at home. While it would benefit from a refurbishment, this presents an exciting opportunity for a new owner to update and personalise the space to their own taste and style. The property comprises one well-proportioned bedroom, providing ample space for a double bed and additional storage.

The bathroom is fitted with a full-sized bath and overhead shower, along with a WC and basin, offering practicality and comfort.

Externally, residents can enjoy a lovely communal seating area, perfect for relaxing outdoors during warmer months. The flat is equipped with electric heating, ensuring reliable and straightforward utilities.

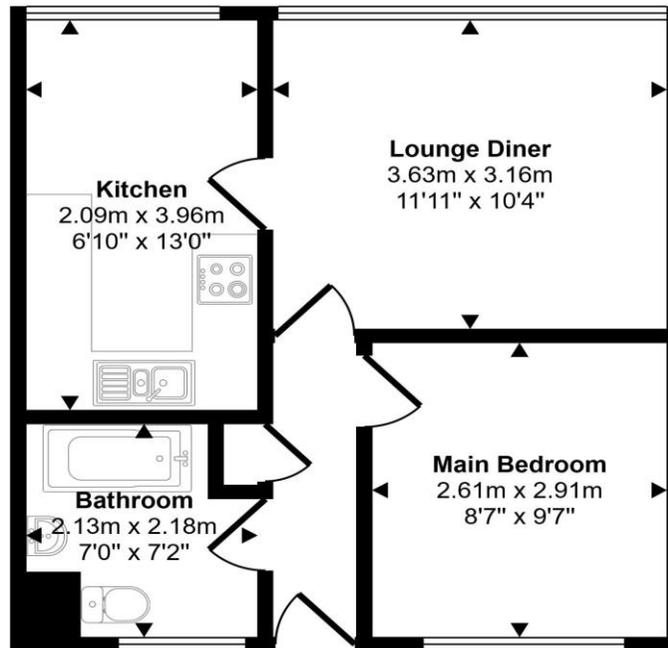
With scope to put your own stamp on it, this bright and conveniently located flat represents a fantastic first-time purchase or a smart investment for those looking to let in a popular coastal town.

Its combination of location, light-filled interiors and potential makes it a property not to be missed.

The property is held on lease of 199 years from 2008, allocated parking, Annual maintenance charge is in the region of £1000, long term and holiday letting permitted.



**Approx Gross Internal Area**  
**37 sq m / 393 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: D

COUNCIL TAX BAND: A

AGENTS NOTES: The property is on mains electric and water, no gas connection. The Ofcom indicates, that standard broadband and mobile coverage in available.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ  
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Broadsands TQ4 6LE  
churston@ericlloyd.co.uk

**EricLloyd**  
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.