



5 Saxon Heights New Road, Brixham, Devon, TQ5 8NH  
Leasehold Flat - Ground Floor  
Asking Price £199,950

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



Saxon Heights is one of Brixham's most impressive purpose-built apartment developments, enjoying a tucked-away yet highly convenient position at the end of a private drive just off the main road into town. Elevated above the town centre, the building offers both privacy and easy access to local amenities, including the mainline 12 bus service. The property also benefits from an allocated parking space, with additional visitor parking available.

This particularly sought-after ground-floor apartment enjoys direct access to a patio from the living room, creating an excellent indoor-outdoor flow. From here, there are pleasant views across Old Brixham town centre towards All Saints Church. The waterfront, harbour, shops, cafés and restaurants are all within approximately one-third of a mile, making the location ideal for enjoying everything the town has to offer.

The apartment is one of the highly desirable "tower flats," featuring the popular turret design that creates a charming dining area just off the main lounge. Inside, the accommodation is well proportioned, with two genuine double bedrooms, an additional W.C., UPVC double glazing and electric heating throughout.

Saxon Heights, built circa 1990, is a substantial and well-regarded building. Number 5 enjoys a prime position on the ground floor close to the main lobby, along with level access around the side of the building leading to the patio and rear entrance. This layout is particularly well suited to those seeking easy accessibility or wishing to avoid stairs.

Residents also benefit from a well-kept communal garden to the rear of the building, which provides a sheltered sun trap and a pleasant space to relax or socialise during the warmer months. The apartment would suit retirees seeking a secure home close to amenities, or buyers looking for a private holiday retreat for family use (holiday letting is not permitted). An internal viewing is strongly recommended to fully appreciate the setting and accommodation.

The property is offered with no onward chain. It is held on the remainder of the original 125-year lease from 1997, with a ground rent of £100 per annum. Service charges are approximately £1,400 every six months (circa £2,800 per annum).

**Council Tax Band: E**



- Most Central & Convenient Location
- Patio Area Just Off Living Room
- Generous Size - 2 Double Bedrooms
- Immediate Vacant Possession

- On Number 12 Bus Route
- Designated Parking Space
- Very Well Presented
- Ground Floor 2 Bed Apartment

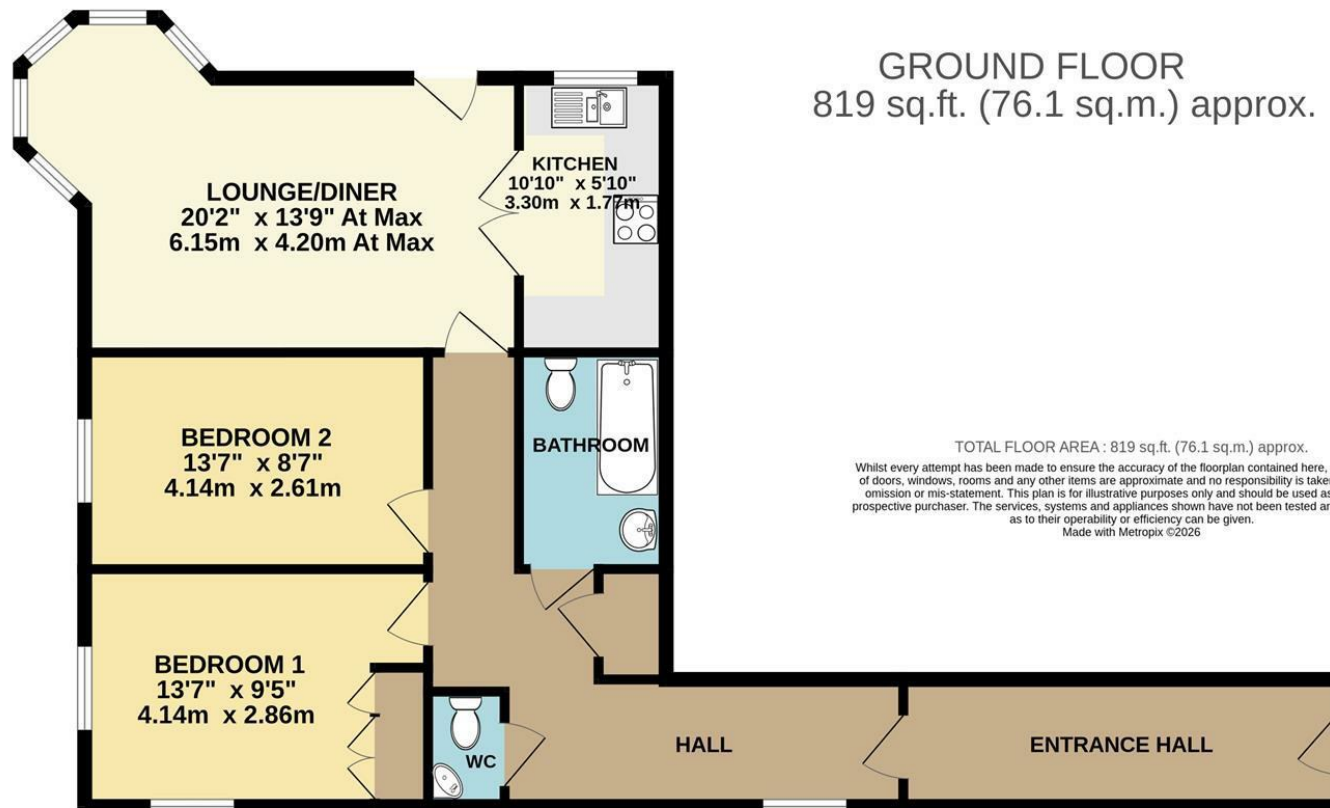


**boycebrixham**  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

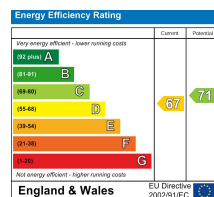








Current EPC Rating: D



Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

**boycebrixham**

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736