



Flat 11, Kelvin Court Overgang Road, Brixham, TQ5 8AR  
Leasehold - Share of Freehold Flat - Ground Floor  
Asking Price £175,000

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A fantastic opportunity to acquire a hidden gem, enviably positioned just moments from the water's edge yet quietly tucked away from the beaten track. This ground floor apartment offers level access to the harbour and enjoys a peaceful setting, discreetly situated behind the main building of Kelvin Court while remaining close to the heart of the action.

The property is ideal as a holiday home and is currently operated as a successful, ongoing holiday let, presenting an excellent investment opportunity.

A particular benefit is the allocated parking space located above the building, accessed via Overgang Road, which connects from North Furzeham Road and runs alongside the harbour. A staircase leads down from the parking area directly to the apartment's front door.

Beautifully updated and modernised by the current owners, the apartment now offers a stylish and sociable open-plan living space. The contemporary kitchen flows seamlessly into the dining and lounge areas, creating a welcoming environment for entertaining. Character features include an exposed supporting beam finished with rope, enhancing the property's rustic nautical charm, while louvered slats to the front windows provide both privacy and character.

An inner hallway creates a natural separation between the living space and sleeping accommodation and provides access to the family bathroom. There are two double bedrooms, both with built-in storage, with the principal bedroom benefiting from an en suite shower room.

The property is leasehold, with an equal share of the freehold included. It is held on a 199-year lease from 1 January 1988. Annual charges are approximately £1,500 per annum, covering ongoing maintenance, ground rent, and buildings insurance. The ground rent is £1 per year. PVCu Double glazing, electric heating and electric hot water.

Offered with no onward chain.

**Council Tax Band: B**



- Moments from the harbour's edge
- Successful ongoing holiday let
- Stylish open-plan living space

- Peaceful tucked-away ground floor setting
- Allocated parking space included
- No onward chain



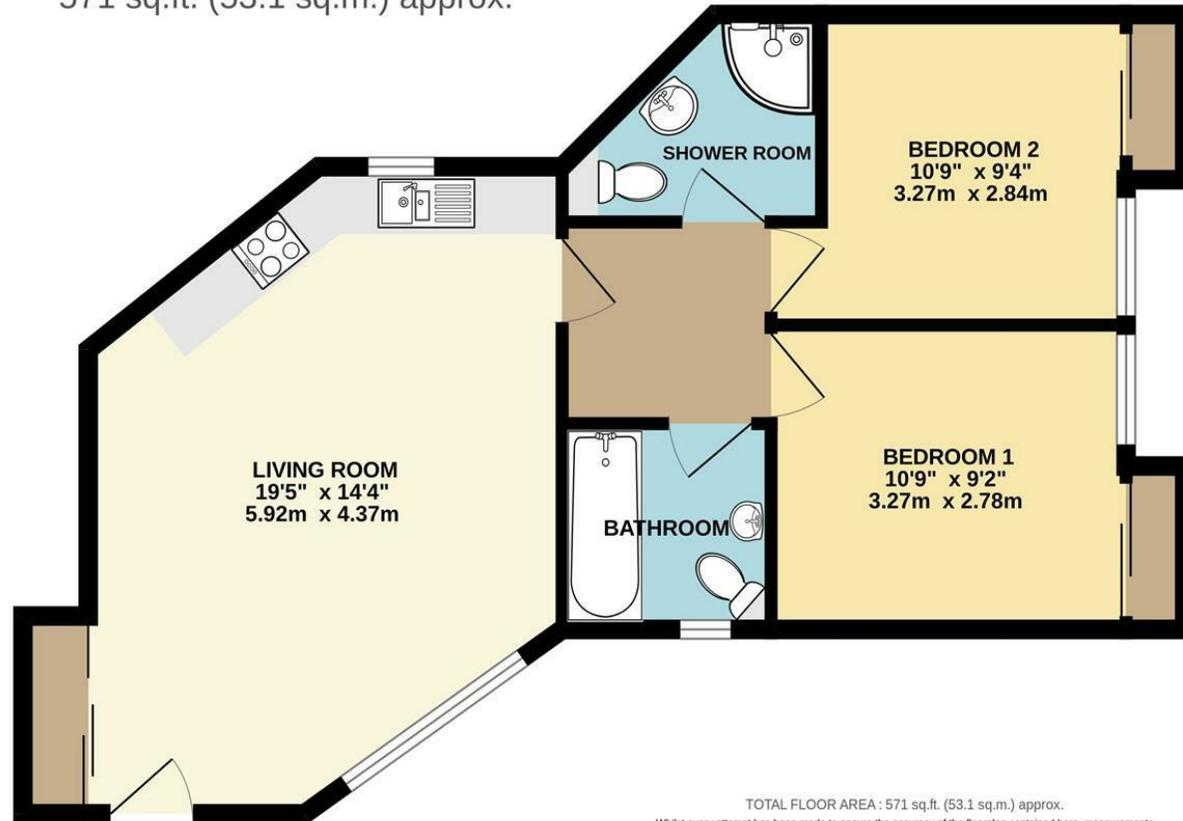
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GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C	76	83
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

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