



1 Kingswater Court Nelson Road, Furzeham, Brixham, Devon, TQ5 8BH
Leasehold - Share of Freehold Flat - Ground Floor
£229,950

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Kingswater Court is an attractive and well-maintained development built in 1993, situated beside Furzeham Green and within easy reach of beautiful coastal walks at nearby Battery Gardens and Fishcombe Cove. The main shops and Harbour are less than a quarter of a mile away. The area is level, pleasant, and well-served by local bus routes. The development is set back from Nelson Road, and the apartment is approached via a level, green-lined, and picturesque driveway.

The flat benefits from its own private entrance and offers two exclusive low maintenance outdoor areas—one to the front and one to the rear. The accommodation is finished to a high specification, featuring a modern fitted kitchen with quartz worktop and built-in appliances, and a stylish, high-quality wet room. A particular highlight is the upgraded spacious living room, which easily accommodates both lounge and dining furniture and features an air to air heat pump for economic heating and air conditioning, new engineered oak flooring, and provides direct access to the front low maintenance garden, which enjoys a sunny, southerly aspect.

There is ample built-in storage accessed from the hallway, and both bedrooms are positioned at the rear, offering a good level of privacy. The rear garden is accessed from the main bedroom. The second bedroom includes a handy fold-down combined double bed and workstation, making it ideal for those requiring a home office or study while still retaining the option to accommodate guests.

Garage (No. 1) is located in an adjacent block and is fitted with power and lighting, with additional parking available to the front. Visitor parking spaces are also provided within the development. The property benefits from PVCu double glazing and heating by a main integrated heat pump supplemented by infrared/convection heaters.

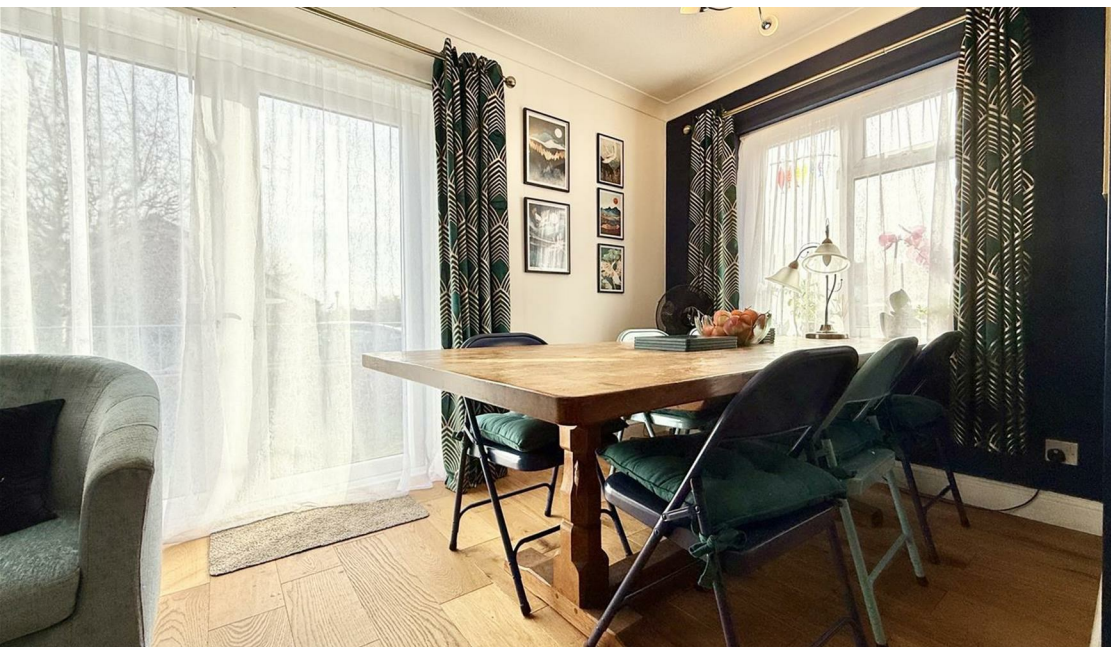
The apartment is held on the original 999-year lease from 1993, with maintenance and ground rent charges totalling approximately £600 per annum (paid six-monthly). ASTs are permitted but not holiday lets. Kingswater Court Ltd, the management company (made up of the flat owners) allows a small, well behaved pet at their discretion. A government grant has been obtained to apply cavity wall insulation throughout the block early in 2026.

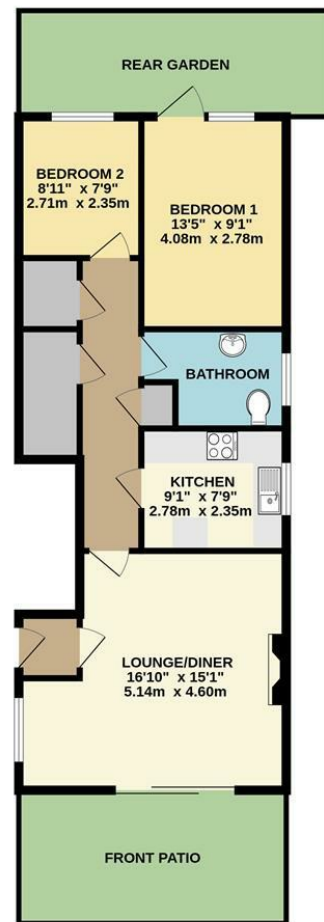
Council Tax Band: C



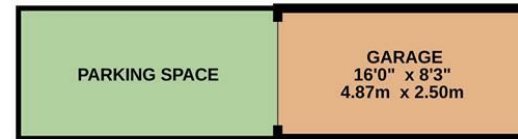
- Ground Floor Level Entry
- Off Road Parking & Garage
- Level Area
- Prime Apartment In the Development
- 2 Outside Gardens
- Council Tax Band C







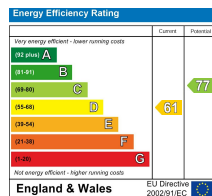
GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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: D



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