



71 Alma Road, Brixham, TQ5 8QR
Leasehold Flat - First Floor
£180,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Set in a peaceful cul-de-sac in the sought-after Furzeham area of Brixham, this spacious and light-filled two-bedroom flat offers the best of both worlds—quiet, scenic surroundings with all the essentials close by. With open countryside views to the rear and beautiful walking routes like Buttery Gardens and Churston Woods just around the corner, it's a fantastic place to slow down and enjoy the outdoors, while still being within easy reach of the town centre, waterfront, and local shops on nearby Pillar Avenue.

The flat sits in a purpose-built block and has a well-planned layout with plenty of natural light and a comfortable, easy-going feel throughout. The living space opens out to those relaxing rural views and flows into a neat, modern kitchen with plenty of storage and workspace—ideal for everyday living or a cosy night in.

Both bedrooms are good-sized doubles, offering flexibility whether you're looking for a guest room, home office, or just extra space to spread out. The bathroom is fresh and modern, with a clean white suite, mains shower over the bath, and tiled finishes. Additional built-in storage and a loft hatch make smart use of the space, while gas central heating and double glazing ensure year-round comfort.

Outside, you'll find a private driveway and a single garage with roof storage—perfect for keeping things tidy or storing outdoor gear. The flat is being sold with no onward chain, so it's ready for a new owner to move straight in.

With its relaxed vibe, scenic outlook, and practical features, this flat makes a great home base—whether you're stepping onto the property ladder, downsizing, or looking for a calm coastal retreat.

The property is held on a 999 year lease from 1982. The current maintenance charge is £1400pa which includes buildings insurance, exterior maintenance and communal area maintenance.

Council Tax Band: B



- Superb Lock & Leave
- Very Well Presented
- Popular & Convenient Location
- Sunny, Open Outlook

- With No Onward Chain
- Two Bedroom First Floor Flat
- Efficient Property To Maintain
- Viewing Highly Recommended

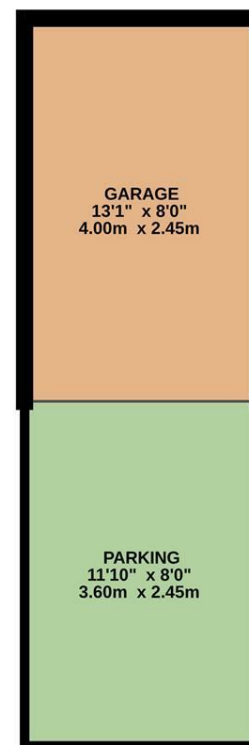
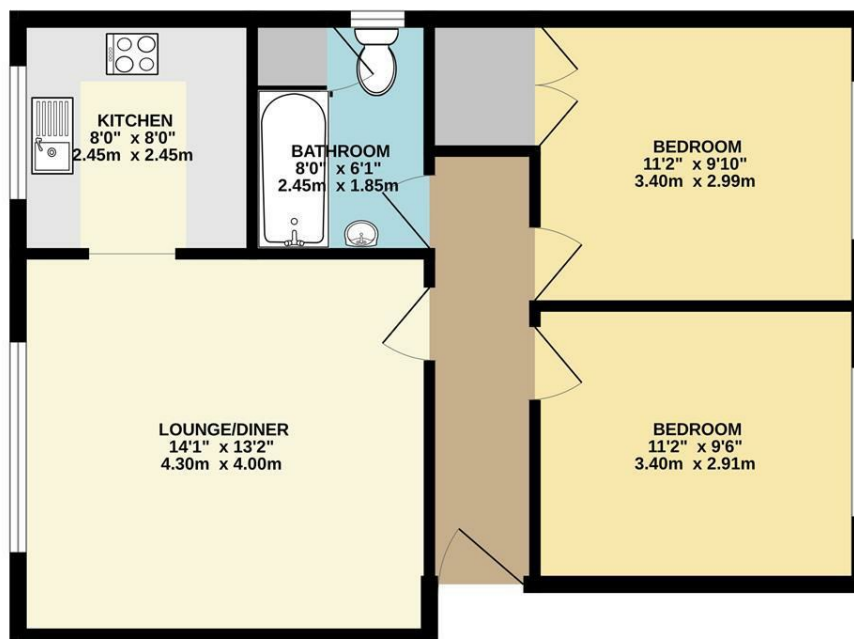


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GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

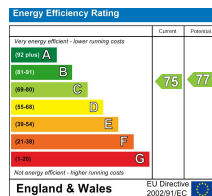
OUTSIDE
105 sq.ft. (9.8 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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



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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.

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