



Sandy Bottom Cottage, 46 Prospect Road, Brixham, Devon, TQ5 8HS
Freehold House - Terraced
Asking Price £375,000

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

Nestled in one of Brixham's most desirable harbour locations, this fantastic Fisherman's cottage offers panoramic views from every level. Currently one of the area's most successful holiday lets, the property is now available for sale chain-free. The charming cottage, brimming with character, boasts spectacular direct views of the harbour and sea, making it an idyllic holiday home or a cosy retreat for anyone seeking a change in lifestyle and pace.

Located on Prospect Road, this cottage serves as an excellent base for those looking to enjoy breathtaking views while having easy access to the historic streets that lead to the waterfront and town centre. The property benefits from a sunny southern aspect, allowing natural light to flood the interiors. The accommodation has been thoughtfully remodeled to enhance the stunning views while retaining some of its original features, including beautiful old wooden beams that add to its charm.

The cottage is equipped with modern conveniences, featuring a gas central heating system and modern electrics. The shaker style fitted kitchen and luxurious Victorian-style bathroom enhance the property's appeal. The open-plan living area serves as the social hub, perfectly positioned to take advantage of the stunning views and garden access. With immediate vacant possession and no onward chain, internal viewing is highly recommended to fully appreciate what this unique property has to offer.

Among the many highlights of this spectacular Fisherman's cottage are its three double bedrooms, each offering ample space and character and the main one complete with its own en suite shower room. The lavish Victorian-style bathroom features a four-piece suite, including a roll-top clawfoot bath and a shower cubicle, surrounded by beautifully panelled walls. The thoughtful design throughout the cottage makes it both practical and inviting, perfect for entertaining or enjoying quiet evenings at home.

The reception area welcomes you with stunning sea and harbour views, enhanced by wood panelled walls and tasteful decor. The living room features a large picture window, allowing you to soak in the mesmerising scenery while enjoying the warmth of a wood-burning stove. The cottage also includes multiple terraces, providing ample outdoor space for al-fresco dining or simply soaking in the sunshine, further enhancing its appeal.

Whether you're looking for a holiday retreat or a permanent home by the sea, Sandy Bottom Cottage offers a unique opportunity to embrace coastal living. With its character, modern comforts, and unrivaled views, this property truly stands out in Brixham's real estate market. Don't miss your chance to own this stunning seaside gem, with furniture and contents available via separate negotiation.

Council Tax Band: C

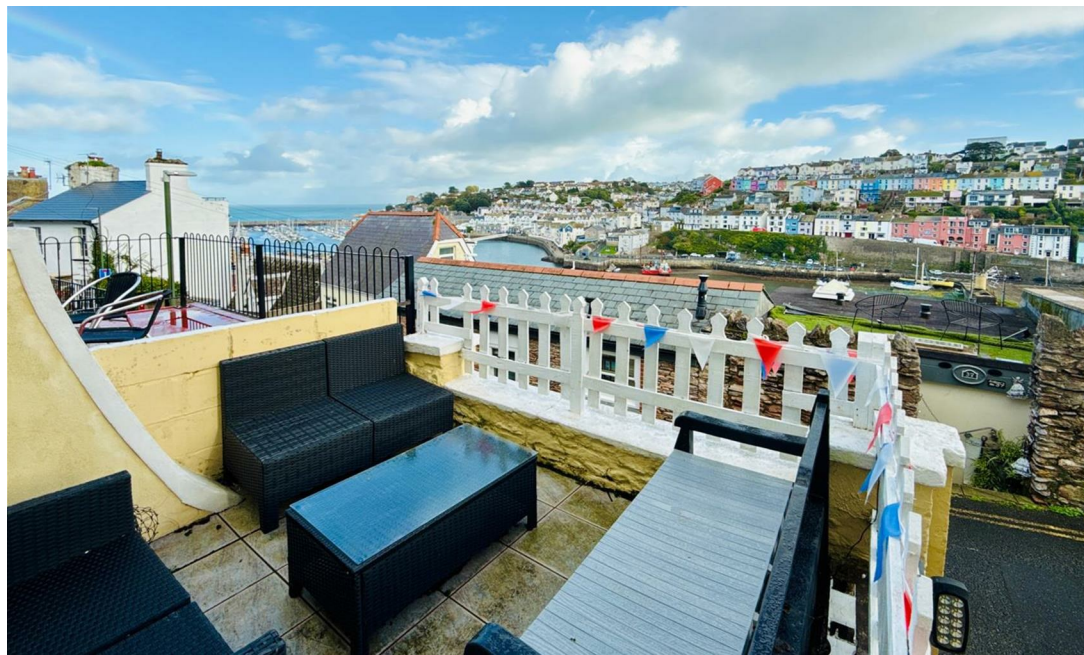


- Spectacular Fisherman's Cottage
- 3 Double Bedrooms
- Sunny Terrace With Sea & Harbour Views
- In The Harbour Bowl Area
- Panoramic Harbour & Sea Views
- Lavish Victorian Style Bathroom
- 3 Terraces To Rear
- Easy Access To Town & Water's Edge



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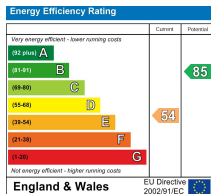


TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.

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: E



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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