



The Penthouse Flats, Flat 2 St. Peters Hill, Brixham, TQ5 9TE
Leasehold Apartment - First Floor
Asking Price £179,950

boycebrixham
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This charming first-floor apartment is ideally located within the picturesque Harbour Bowl, just a stone's throw from Brixham's bustling harbour. Offered with no onward chain, the property presents a fantastic opportunity for those seeking a low-maintenance, well-positioned home. The apartment is well-suited for individuals or couples looking to enjoy the vibrant coastal lifestyle, with a range of boutique shops, bars, and restaurants just a short walk away. Additionally, Brixham town centre is located nearby, offering further amenities, as well as a bus service to Paignton and Torquay.

Internally, the property offers a comfortable living space, including an open-plan lounge/diner that benefits from natural light and distant sea glimpses. The lounge area provides ample space for both relaxation and entertainment, while also featuring convenient connections for television and telephone. The adjacent kitchen is contemporary and well-equipped, featuring a range of integrated appliances and ample work surface space, ideal for those who enjoy cooking, the sink area enjoys a bright aspect over the courtyard.

The apartment boasts two well-proportioned bedrooms, both of which overlook the rear and benefit from sea glimpses. The master bedroom offers a tranquil setting, while the second bedroom is an ideal space for guests or a home office. The modern bathroom is fitted with a white suite, including a corner shower cubicle and a panelled bath. The bathroom is finished with stylish tiles, a heated towel rail. Throughout the property, there are modern electric heaters ensuring warmth and comfort during the colder months.

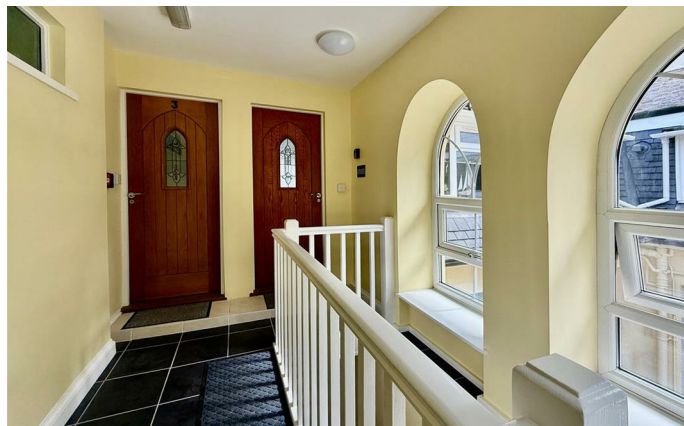
Externally, the property offers a small enclosed courtyard at the front, which provides access to a brick-built store, perfect for additional storage. The apartment is offered as a going concern, with most fixtures, fittings, and furniture included in the sale, offering a hassle-free move-in experience. The property also benefits from uPVC double glazing throughout, ensuring energy efficiency and comfort.

The property is held on a 999-year lease from 2013, with an affordable maintenance and ground rent charge of £60 per month. This provides a secure and cost-effective long-term arrangement for the new owner. With its enviable location, modern features, and excellent potential, this apartment is an ideal choice for anyone looking to enjoy all that Brixham has to offer. An internal viewing is highly recommended to fully appreciate the accommodation and the superb location close to the harbour and local amenities. Holiday letting and pets are allowed. Long term letting is not permitted.

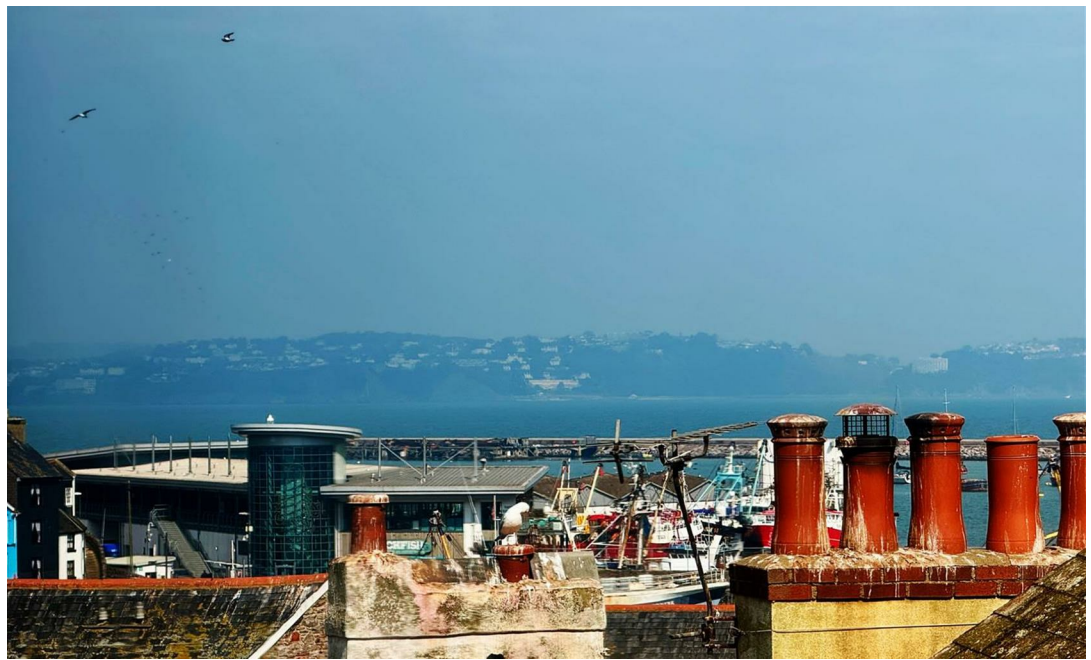
Council Tax Band: A



- Prime location near Brixham harbour
- Modern kitchen with integrated appliances
- Stylish bathroom with corner shower cubicle
- Low maintenance ideal home
- Open-plan lounge/diner with sea glimpses
- Two well-proportioned bedrooms with views
- uPVC double glazing throughout
- Chain Free

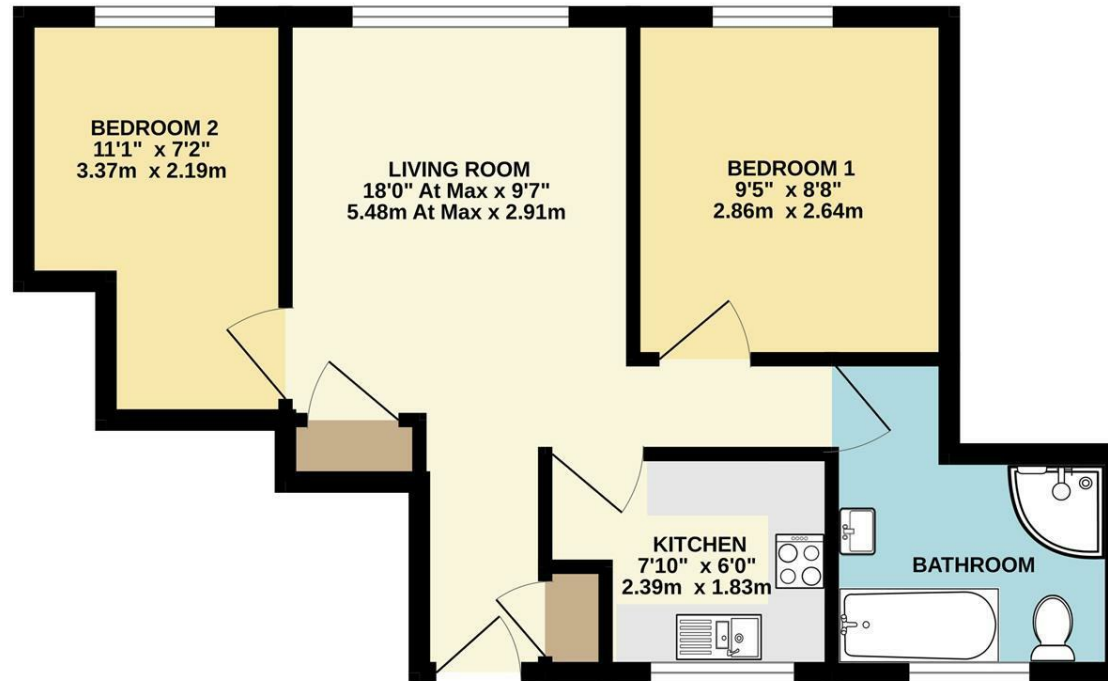


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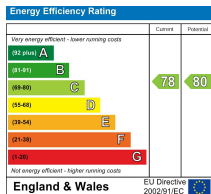
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 406 sq.ft. (37.7 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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