



9 Churston Way, Brixham, Devon, TQ5 8DE
Leasehold Flat - Garden
Asking Price £179,950

boycebrixham
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A purpose-built two-bedroom ground floor flat, ideally located just off New Road, offering convenient and comfortable living within easy reach of local amenities. One of only two flats within this semi-detached property, the home benefits from its own front and rear garden areas, making it particularly appealing to those seeking ground floor living or a low-maintenance investment opportunity.

The location is highly practical, with a convenience store and sub post office nearby on Cambridge Road, along with additional shops at Pillar Avenue and St Mary's Square. The bustling harbour and main town centre are approximately three-quarters of a mile away, while the excellent Number 12 bus service is close at hand, providing regular connections to Paignton, Torquay, and Newton Abbot.

For those who enjoy the outdoors, the property is perfectly positioned within a two-mile radius of a variety of scenic coastal walks and beaches. Highlights include Berry Head Country Park, the Breakwater, and Elberry Cove—ideal for leisurely strolls, dog walking, and enjoying the South Devon coastline.

Internally, the flat offers well-proportioned accommodation, including a generous L-shaped entrance hallway with ample storage, featuring a large coat cupboard and airing cupboard. The kitchen overlooks the front garden, while the spacious lounge also enjoys a front aspect and includes a chimney stack with potential for a wood burner, subject to any necessary permissions. To the rear are two good-sized double bedrooms, along with a family bathroom, creating a practical and comfortable layout.

The property has been recently redecorated, including new carpets in both bedrooms and new laminate flooring in the hallway, giving it a fresh and ready-to-move-into feel. Additional benefits include gas central heating via a combi boiler (serviced annually with gas safety certification), its own private driveway (with pedestrian access for the upstairs flat), under-house storage, and a wooden shed within the rear courtyard. The exterior of the building was also redecorated in 2025.

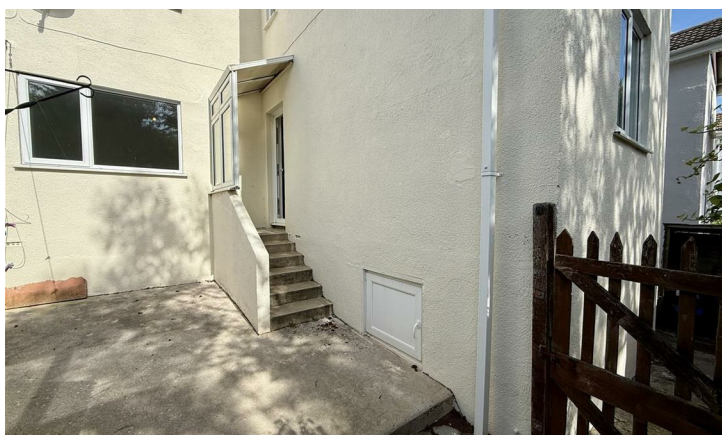
Offered with immediate vacant possession, the flat represents an excellent opportunity for both owner-occupiers and investors alike. It is held on an original 999-year lease commencing in 1987, with no formal service charges. A ground rent of £50 per annum is payable, and general building maintenance costs are typically shared equally (50:50) with the upstairs flat, as outlined within the lease.

Council Tax Band: B



- With Two Bedrooms
- Bus Service (No. 12) Nearby
- Driveway
- Immediate Vacant Possession

- Approx. 3/4 Of A Mile From Harbour
- With Two Garden Areas
- Gas C.H. + PVC-u Double Glazing
- Spacious Ground Floor Flat

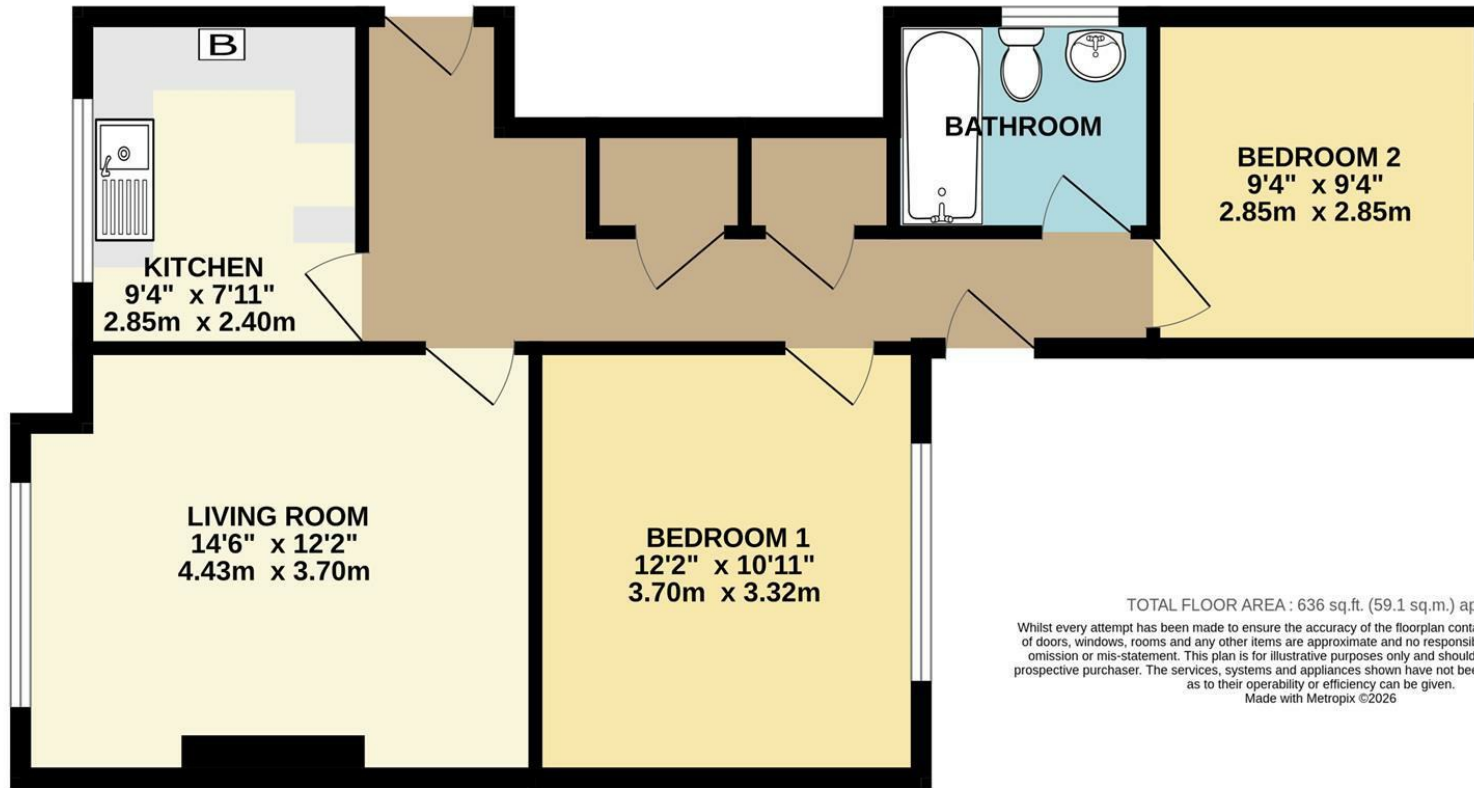


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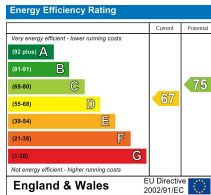
GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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: D



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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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