



23 Downfield Close, Brixham, TQ5 0RX
Leasehold Flat - Ground Floor
£139,950

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Tucked away within the peaceful cul-de-sac setting of Downfield Close in Higher Brixham, this beautifully presented two-bedroom ground floor apartment offers stylish, low-maintenance living in a highly convenient location. Offered to the market with the significant advantage of NO ONWARD CHAIN, the property would make an ideal first-time purchase, investment opportunity, or comfortable home for those seeking easy single-level living.

The accommodation has been thoughtfully maintained and enjoys a bright, modern feel throughout. A well-appointed fitted kitchen provides a smart and practical space complete with built-in oven and hob, while the spacious lounge enjoys a pleasant outlook to the rear with direct access onto a private balcony — the perfect spot to relax with a morning coffee or unwind at the end of the day.

Both bedrooms are generous doubles, offering flexibility for guests, home working or additional storage if required. The recently re-fitted shower room has been finished in a contemporary style with modern fittings and a clean, fresh appearance, complementing the overall presentation of the apartment.

Outside to the front, the property benefits from an enclosed front patio garden laid with slate chippings for ease of maintenance, creating an attractive and usable outdoor seating area. A private parking space adds further practicality and convenience.

Downfield Close enjoys a quiet residential position within Higher Brixham, whilst remaining conveniently placed for a nearby parade of local shops and everyday amenities. Brixham's bustling harbour, waterfront restaurants and town centre are also within easy reach, making this an appealing coastal home in a well-connected location.

The property is held on a 999 year lease (from December 1991) and there is a ground rent of £10.00 per year. Aside from the annual buildings insurance contribution (circa £200pa) Maintenance is arranged on an 'as and when' basis. Please note that the lease prohibits the use of the property for holiday letting.

Council Tax Band: B



- Two Bed Ground Floor Flat
- Front Garden & Rear Balcony
- Offered With No Onward Chain
- Private Parking Space
- Well Presented Throughout
- Leasehold - Council Tax Band B





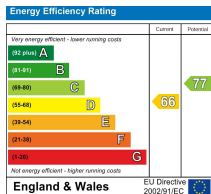
GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 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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