



8 Park Mews Marina Drive, Brixham, TQ5 9AY
Freehold House - Terraced
£275,000

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A beautifully presented three double bedroom Marine Town House, positioned to enjoy excellent sea and coastal views from both the front and rear elevations. The Town Centre, Harbour, Marina and the stunning coastal walks at Berry Head Country Park are all within approximately half a mile, while a local bus service operates close by on Wall Park Road.



Occupying a sought-after position within this popular terrace, the property offers spacious and versatile accommodation arranged over three levels. Like some others in the row, this home has been cleverly adapted to incorporate the original car-port into the main body of the house, creating a wonderfully light and welcoming sun room entrance to the front. This superb additional reception space provides a practical day-to-day entrance as well as a pleasant area to sit and relax. The adaptation has also allowed for the creation of a fabulous south-facing garden area to the front – a rare and highly desirable feature for these Marine Town Houses – offering an ideal space for al fresco dining, container gardening or simply enjoying the sunshine.

- Berry Head Town House
- Three Bath/Shower Rooms
- Well Presented Throughout

- Three Double Bedrooms
- Exceptional Sea Views
- Freehold - Council Tax Band C

The ground floor accommodation opens from the sun room into a spacious hallway with useful storage and includes a generous ground floor double bedroom, along with a well-appointed shower room, making it ideal for guests or multi-generational living. On the first floor there is a large living and dining room enjoying superb coastal views and opening onto a sea view balcony, perfectly positioned to take in the outlook. To the front lies a modern and well-proportioned kitchen with ample workspace and storage.



The top floor has been thoughtfully reconfigured to create two impressive en-suite bedrooms. Bedroom One benefits from further exceptional sea views, built-in storage and a luxurious en-suite bathroom, while Bedroom Two enjoys its own stylish en-suite shower room, offering a high degree of comfort and privacy rarely found in this style of property.



Further benefits include gas central heating (with Worcester combi-boiler) and PVC-u double glazing. Residents' parking is available nearby, with additional visitors' spaces within the development.

Beautifully maintained throughout and offering a very spacious layout within this established terrace, internal viewing is highly recommended to fully appreciate the views, adaptable accommodation and the advantage of the south-facing garden. A maintenance charge of approximately £612.60 per annum is payable for the upkeep of the communal grounds.

Council Tax Band: C



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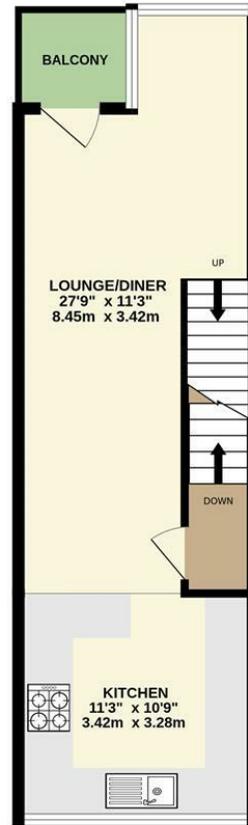


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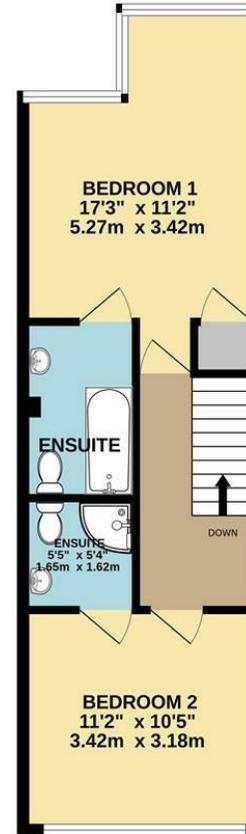
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



FIRST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



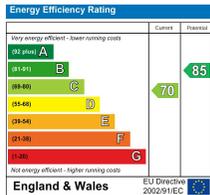
SECOND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 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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