



1 Mariners View 4 Berry Head Road, Brixham, TQ5 9AG
Leasehold - Share of Freehold Apartment - Garden
Asking Price £550,000

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Occupying the ground floor of the exclusive Mariners View development, Apartment 1 enjoys the same generous and thoughtfully designed layout as the upper apartments, with a bit extra useable floor space that extends under the block's garaging. Built in 1991, this prestigious development comprises just four luxury apartments, each with a private garage featuring an electrically operated door and access via a secure communal entrance lobby.

The apartment offers a spacious open-plan living, dining and kitchen area, creating an ideal space for both everyday living and entertaining. Large windows allow natural light to flood the room, while the clever design ensures a bright and welcoming atmosphere throughout.

The kitchen is well-equipped with an excellent range of cupboards and worktop space, providing plenty of room for meal preparation and casual dining. Positioned alongside is a practical laundry room offering additional storage, and appliance space.

Beyond the utility room is a locked internal door which provides access to a communal passageway leading to the plant room, where the building's pump system is located. This area is for maintenance access and is not part of the apartment's living accommodation.

The principal bedroom is a generous double, complete with built-in storage and the benefit of a spacious en-suite bathroom, providing comfortable and private accommodation.

A second double bedroom also with built in storage offers excellent proportions and is served by the separate family bathroom, fitted with a bath, wash basin and WC, making it ideal for guests or family members.

In addition to the two main bedrooms, Apartment 1 benefits from a versatile third room which could be used as an occasional bedroom, home office or hobby room, providing valuable flexibility to suit a range of lifestyles.



- Spectacular panoramic sea views
- Sunny landscaped level garden
- Share of freehold ownership

- Three bed or 2 beds with office
- Private garage with electric door
- Prestigious waterside development



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The apartment also enjoys the advantage of an additional storage room, a practical feature rarely found in apartment living and perfect for storing seasonal items, sports equipment or household essentials, and housing for the gas combi boiler.

Outside, the property includes its own private garage with an electrically operated door, offering secure parking along with useful space for bicycles, shelving or workshop storage.

The property is further enhanced by a beautifully maintained, level rear garden, providing an ideal outdoor space to relax and enjoy the peaceful surroundings. A generous lawn is bordered by well-stocked planted beds offering colour and interest throughout the seasons, while a sunny patio terrace creates the perfect setting for al fresco dining or entertaining. Enclosed by attractive limestone walls, the garden enjoys a wonderful sense of privacy, and a useful side gate provides convenient access between the garden and the front of the property.

Mariners View occupies one of Brixham's most desirable coastal positions, just moments from the South West Coast Path and the spectacular scenery surrounding Berry Head Nature Reserve. Equally, the marina, breakwater and waterfront are all within easy reach, offering an enviable lifestyle by the sea.

The surrounding area provides a wealth of leisure opportunities, including nearby beaches, the outdoor seawater lido, Brixham Marina, Churston Golf Club and an excellent selection of cafés, restaurants and independent shops. Ferry services provide convenient links across the bay to Torquay, while Paignton railway station offers onward connections nationwide.

The property is held on a 125-year lease from 1992, with each apartment owning a quarter share of the freehold. The current maintenance charge is approximately £1,500 per annum, which includes the ground rent, helping to maintain the high standards of this exclusive and well-managed development.



Council Tax Band: F



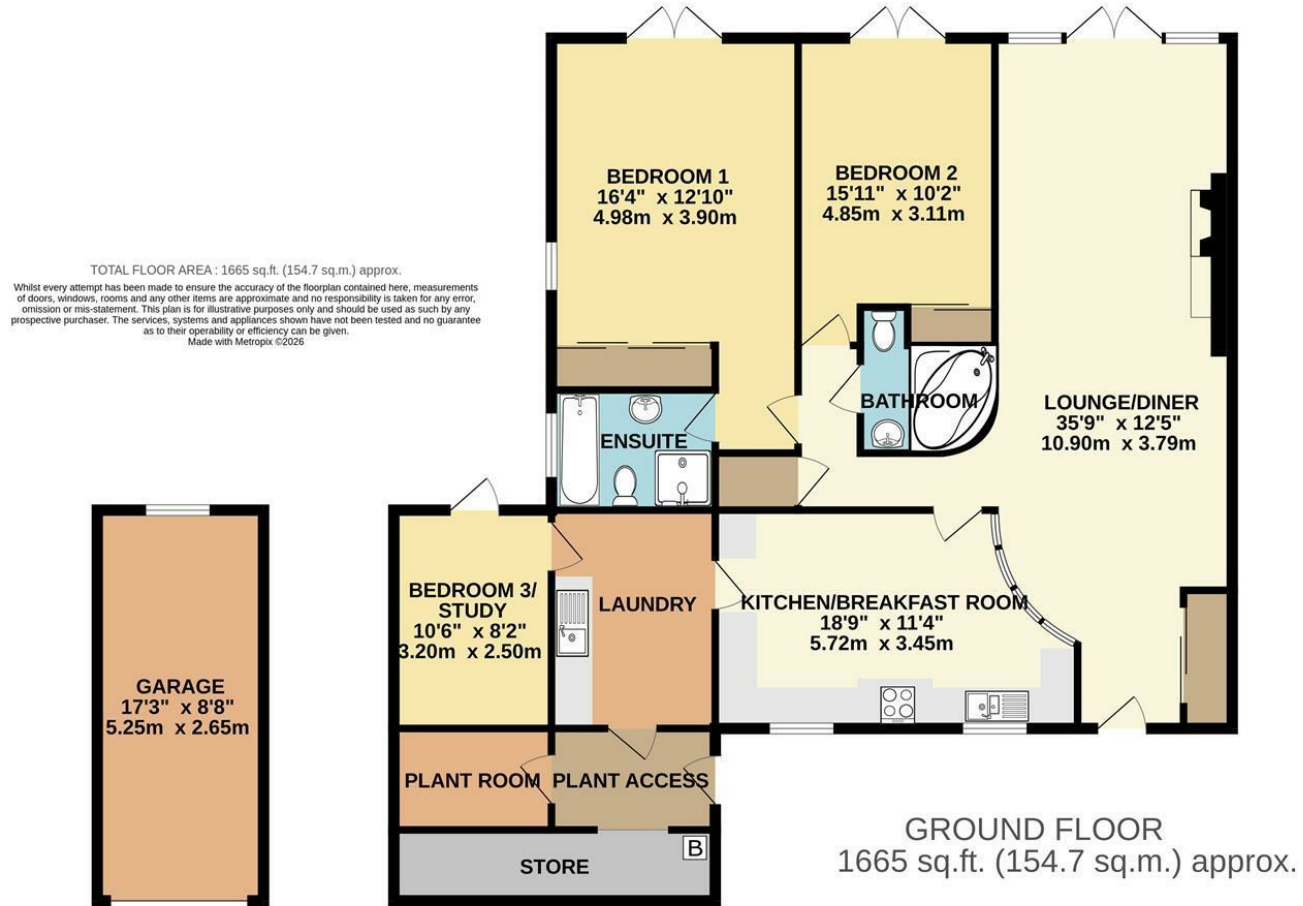
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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(91-100) A		
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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