



Flat 1, Prince William Quay Berry Head Road, Brixham, TQ5 9BP
Leasehold Apartment
£625,000

boycebrixham
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Occupying a prime front-row position within the prestigious Prince William Quay development, this exceptional two-bedroom apartment enjoys breathtaking panoramic views across Brixham's iconic fishing harbour and marina. Accessed via its own private entrance, the apartment boasts a stunning sea-facing sun terrace and private courtyard - perfectly positioned to enjoy the ever-changing harbour scene and stunning South Devon coastline.

The beautifully proportioned open-plan living space is flooded with natural light, creating a bright and airy atmosphere reminiscent of a luxury apartment abroad. Full-height glazing frames the spectacular waterfront outlook and opens directly onto the terrace, seamlessly blending indoor and outdoor living. The quality-built kitchen has been lightly used and remains both stylish and practical. Both generous double bedrooms feature walk-in wardrobes and luxurious en-suite facilities, with the principal bedroom also enjoying direct access to the terrace and those captivating harbour views.

Constructed in the early 1990s, Prince William Quay is an exclusive development of just 20 purpose-built apartments, renowned for its unrivalled waterfront setting and superb resident facilities. Owners enjoy exclusive use of a heated outdoor swimming pool, beautifully maintained communal gardens, including a stunning residents roof terrace, and private allocated parking.

Perfectly positioned just moments from Berry Head Road, the waterfront promenade and the vibrant town centre, this remarkable apartment is equally suited as a luxurious permanent residence, an effortless lock-up-and-leave coastal retreat or an exceptional retirement home. The property also benefits from an allocated parking space complete with a 7.4kW EV charging point and is held on a 999-year lease from 1st January 1991. The annual service charge of £4,244.10 (paid biannually) covers buildings insurance, water, exterior maintenance, swimming pool upkeep, a caretaker, and contributions to various reserve funds.

A truly rare opportunity to acquire one of Brixham's finest waterfront apartments, combining spectacular views, outstanding lifestyle amenities and one of the most enviable positions on the English Riviera. OFFERED WITH NO ONWARD CHAIN.

Council Tax Band: G



- Outstanding Marine Apartment
- Esteemed Prince William Quay
- Offered With No Onward Chain

- Two Substantial Double Bedrooms
- Stunning Views + Parking
- Leasehold / Council Tax G



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TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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