



83 North View Road, Brixham, TQ5 9TS
Freehold House - Terraced
Asking Price £450,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Positioned in one of the most sought-after spots just above the harbour, this exceptional three-bedroom Victorian terrace enjoys what are undoubtedly some of the finest panoramic views in Brixham. From sunrise over the marina to the constant movement of trawlers returning to the fish market, the outlook is ever-changing and utterly captivating, stretching across the inner harbour and out towards the surrounding coastline beyond.

Beautifully restored and immaculately presented throughout, the property perfectly combines timeless Victorian character with stylish contemporary finishes. Every element of the home has been thoughtfully improved, creating a turn-key property ready to move straight into, whether as a stunning permanent residence or an idyllic coastal retreat.

Arranged over three spacious floors, the accommodation begins with a superb open-plan ground floor designed to maximise both light and those incredible harbour views. The generous living space centres around an exposed limestone chimney breast with a quality gas-fired stove inset, creating a warm and inviting focal point. A large bay window floods the room with natural light while perfectly framing the breathtaking outlook over the harbour below.

To the rear of the ground floor, the dining area creates an ideal entertaining space, seamlessly linking the lounge with the kitchen beyond. French doors open directly onto the sunny courtyard garden, making indoor and outdoor living effortless during the warmer months and providing a wonderful setting for family gatherings or evening dining.

The kitchen itself has been cleverly designed to make the very best use of the available space, offering a stylish and highly functional layout geared towards cooking, entertaining, and modern day living. Finished with smart contemporary units and quality fittings, it is complemented by a separate utility room providing practical space for laundry appliances and additional storage.



- Spectacular harbour and marina views
- Stunning principal suite with ensuite
- Freehold mid terrace house
- Sunny low-maintenance courtyard garden

- Beautifully restored Victorian terraced home
- Stylish contemporary kitchen and bathrooms
- Rare private parking and workshop store
- Prime position above Brixham harbour



boycebrixham

email property@ljboyce.co.uk call 01803 852736



A particularly useful addition to the ground floor is the beautifully appointed shower room, ideal after returning from a sea swim, paddleboarding adventure, or coastal walk with the dog. Positioned away from the main living accommodation, it offers practicality rarely found in homes of this era and location.

The first floor comprises two excellent double bedrooms alongside the family bathroom. The rear bedroom overlooks the courtyard garden, while the impressive front bedroom enjoys commanding elevated views across the harbour and marina, making it a wonderful guest room or secondary principal suite. The family bathroom has been finished to an exceptional standard and features a classic claw-foot bath, perfect for relaxing while embracing the home's Victorian heritage.

Towards the rear of the property, the utility and boot room provides a highly practical entrance from Garlic Rea Road and the private parking area beyond. This versatile space is ideal for coats, boots, wetsuits, and outdoor equipment, adding another layer of convenience for coastal living.

Occupying the entire top floor is the stunning principal bedroom suite, an incredibly spacious and beautifully presented room with ample space for furniture and seating areas. The large picture window provides arguably the best vantage point in the house, offering uninterrupted views across the heart of the harbour and creating the perfect spot to sit back and watch the ever-changing activity on the water. This impressive room also benefits from a stylish brand-new ensuite shower room.

The extensive programme of recent improvements includes complete redecoration throughout, new flooring, brand-new kitchen and bathrooms, PVCu double glazing. The building benefits from a substantial Worcester Bosch floor-mounted combi boiler capable of comfortably supplying multiple showers simultaneously. Outside, the low-maintenance courtyard garden enjoys a sunny aspect and space for outdoor seating, while steps rise to the exceptionally rare private parking bay above. Beneath the parking area is a large and highly useful storage/workshop space, perfect for kayaks, paddleboards, bicycles, and general storage — an invaluable addition for such a central harbour-side home.

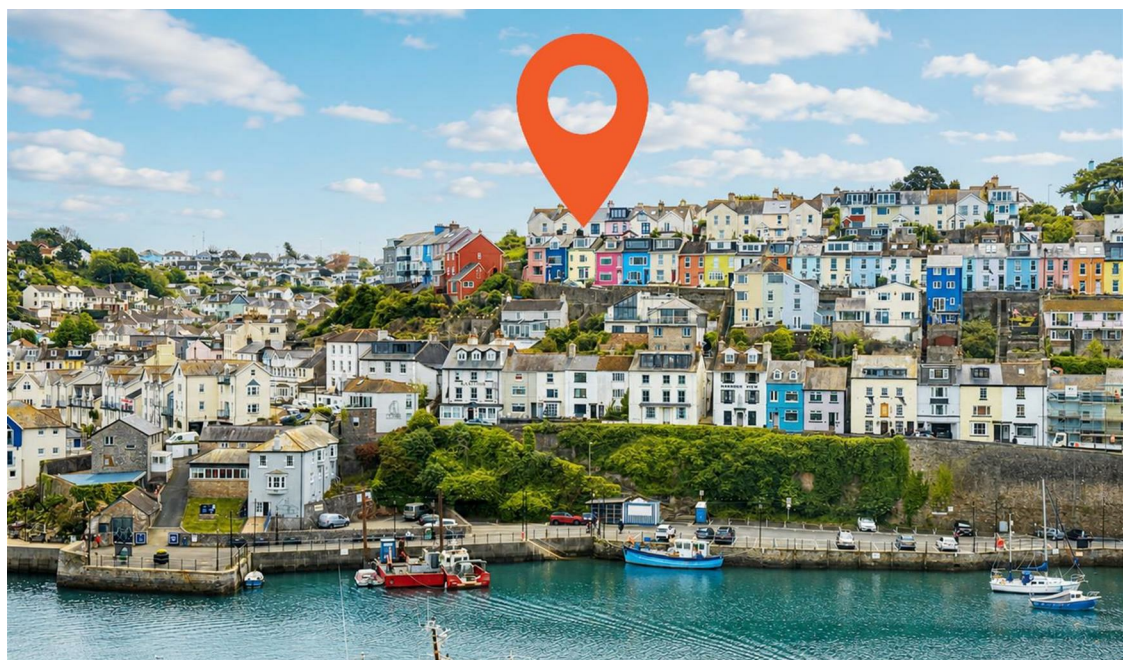


Council Tax Band: D



boycebrixham

email property@ljboyce.co.uk call 01803 852736

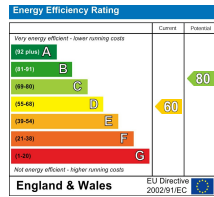


boycebrixham

email property@ljboyce.co.uk call 01803 852736



Current EPC Rating: D



Find us on



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.

boycebrixham

email property@ljoyce.co.uk call 01803 852736