



22 Heath Rise Heath Road, Brixham, TQ5 9BG
Freehold House
£450,000

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

This is a rare opportunity to acquire one of a limited number of highly sought-after Marine homes along the prestigious Heath Road—an exclusive terrace enjoying arguably the finest panoramic sea and coastal views in Brixham.

Positioned on the desirable Berry Head side of town, just a quarter-mile from the vibrant town centre, this property boasts uninterrupted views over Brixham Marina, the Breakwater, and across the stunning Torbay coastline. Homes in this location are rarely available, often remaining within families for generations. This particular property has been cherished as a holiday retreat for over 40 years.

Beyond its unrivalled setting, the property offers a combination of features that are exceptionally hard to find in this historic fishing port. It includes off-road parking, an integral garage, and is arranged over just two floors—making it a highly practical choice for retirement living. Inside, you'll find three generously sized bedrooms, two stylish shower rooms, and spacious, light-filled living areas that take full advantage of the breathtaking outlook. A sea-facing balcony and a private, southerly-facing garden provide perfect spaces for relaxing or entertaining.

The home is presented in well-maintained condition, retaining its charming 1960s character and offering scope for modernisation to suit a new owner's taste.

Set in a peaceful yet highly convenient location, the South West Coastal Path and Berry Head Country Park are just a short stroll away, offering exceptional walks and natural beauty. Meanwhile, the town's harbour, marina, restaurants, and pubs are all within easy walking distance, making this a truly unique lifestyle offering.

This exceptional home is available Freehold and with no onward chain—a genuine coastal treasure not to be missed.

Council Tax Band: D



- Desirable Marine Freehold House
- Exceptional Sea Views
- A Rare Opportunity & Chain Free

- Council Tax Band D
- Integral Garage + Driveway Parking
- South Facing Private Rear Garden

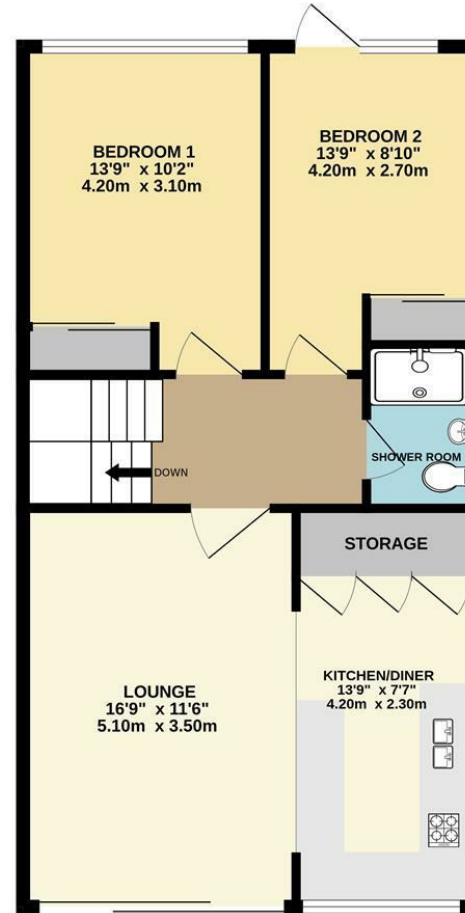


boycebrixham
email property@ljboyce.co.uk call 01803 852736



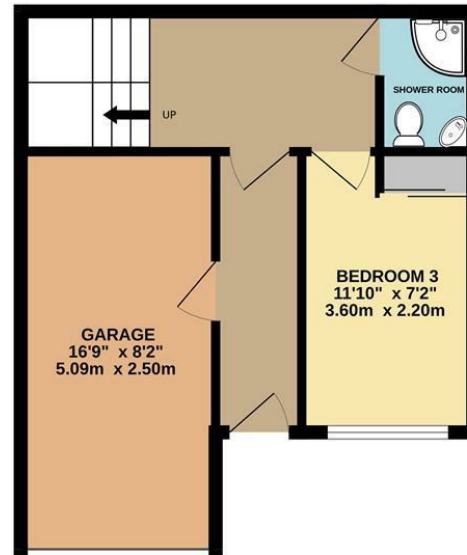
boycebrixham
email property@ljboyce.co.uk call 01803 852736

1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.

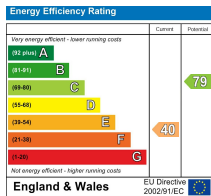


TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
 Made with Metropix ©2025

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



Current EPC Rating: E



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@ljboyce.co.uk call 01803 852736