



17 Moorings Reach, Brixham, TQ5 9TB
Leasehold Apartment
Asking Price £475,000

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Moorings Reach, Brixham – Stunning Two-Bedroom Penthouse Apartment

Moorings Reach is an award-winning waterside development, built just over 25 years ago on the historic site of Uphams Shipyard – recognised as the birthplace of the modern fishing industry. Today, the development remains one of the most desirable addresses in Brixham, especially popular with those seeking a peaceful retirement by the water. With unrivalled views across the marina, harbour, and Torbay, a valuable allocated parking space, and its prime central location, it's easy to see why Moorings Reach continues to enjoy such high regard.

Offered for sale by only the second owner since new, Number 17 is a top-floor, two-bedroom penthouse apartment located on the left-hand side of the development when viewed from the seaward side. This beautifully renovated property has been updated to a very high standard throughout. The apartment is accessed either via a well-maintained stairway or a convenient communal lift, leading you to a home that truly makes the most of its exceptional setting.

The heart of the apartment is the spacious, open-plan living area, which features a striking vaulted ceiling that floods the space with natural light. A Juliette balcony enhances the airy feel and draws in the sweeping views over the bay. The contemporary fitted kitchen enjoys similar vistas and opens onto a newly installed composite-floored balcony – perfect for enjoying morning coffee or evening sunsets with a spectacular coastal backdrop.

Accommodation comprises two well-proportioned double bedrooms, both with built-in wardrobes, offering excellent storage. The principal bedroom benefits from a smart en-suite shower room, while the second bedroom is served by a separate family bathroom, ideal for guests or visiting family. Whether used as a permanent residence or a seaside retreat, this apartment offers a wonderful combination of style, comfort, and practicality.

The property is held on a long 999-year lease from December 1997, with no ground rent payable. The annual service charge of £3,109.25 includes buildings insurance, maintenance of communal areas, an estate charge, and contributions to a reserve fund for scheduled exterior works, such as painting. The property is pet-friendly and allows for long-term letting, making it a versatile and attractive investment opportunity. The development is professionally managed by Larchfield.

Additional benefits include a dedicated parking space in the forecourt and access to a fenced recycling and refuse storage area. Offered to the market with no onward chain, early viewing is highly recommended to fully appreciate the lifestyle and location this stunning penthouse has to offer.

Council Tax Band: E

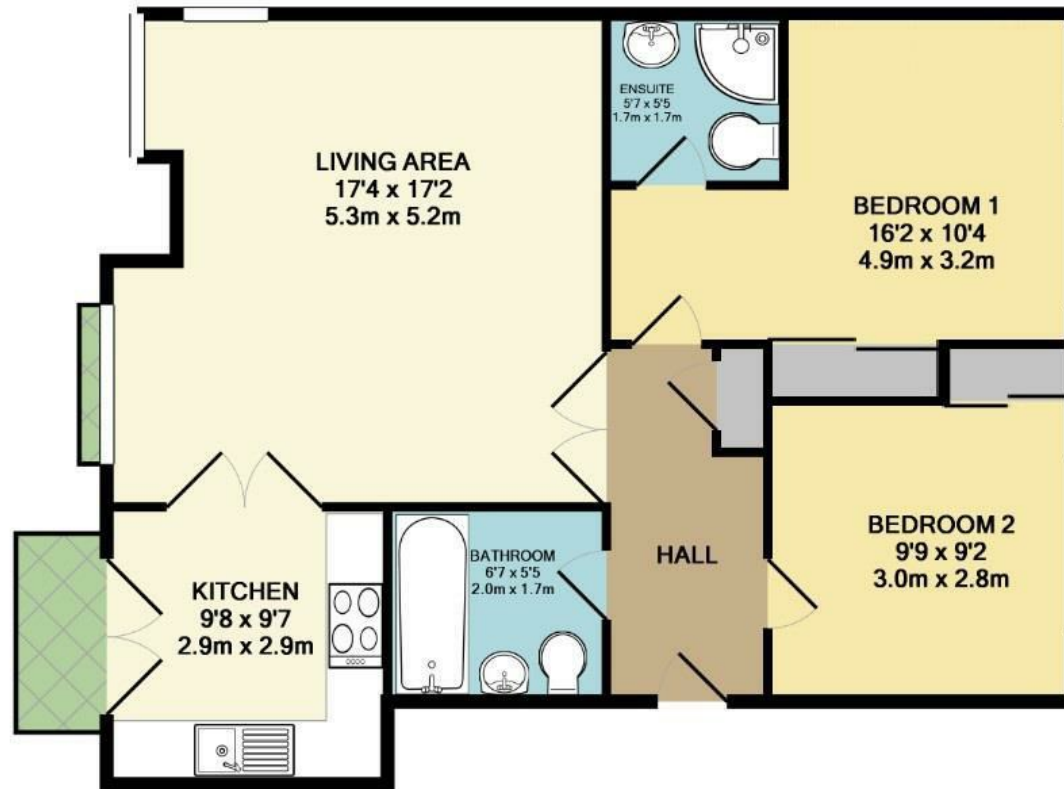


- Modern Finish Throughout
- En-Suite Shower Room
- Unbeatable Harbour Views
- Being Offered As Chain Free

- Lift Access Direct-To-Door
- Reserved Parking Space
- Penthouse Apartment
- Hugely Desirable Location



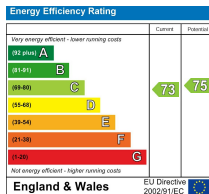




TOTAL APPROX. FLOOR AREA 812 SQ.FT. (75.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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