



19 Bella Vista Road, Brixham, Devon, TQ5 8BQ  
Freehold House - Terraced  
Asking Price £450,000

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Bella Vista occupies a truly enviable position within one of Brixham's most sought-after Victorian terraces, enjoying the rare combination of peace and privacy whilst being only a short walk from the town's vibrant harbour and waterfront. Set back from the main road and overlooking the open expanse of Furzeham Green, the property benefits from a wonderful sense of space that is seldom found so close to the heart of the town.

The bustling harbour, marina, cafés, restaurants and independent shops are all within easy reach, while some of South Devon's most beautiful coastal walks can be found nearby, including Battery Gardens, Oxen Cove, Elberry Cove and The Breakwater. Whether enjoying a morning stroll along the coastline or an evening meal overlooking the harbour, this location offers an exceptional coastal lifestyle.

Approached via a front garden and benefitting from the considerable advantage of a great size parking space, the property immediately impresses with its handsome Victorian façade and attractive period character. Inside, the accommodation is arranged over three spacious floors and offers a wonderful blend of original features and modern practicality.

The welcoming entrance hall leads through to a generously proportioned lounge, where a large bay window fills the room with natural light. The lounge flows effortlessly into the adjoining dining room, creating a superb space for both everyday family life and entertaining guests. French doors open directly onto the rear garden, allowing the indoor and outdoor spaces to connect beautifully during the warmer months.

The kitchen has been fitted with a modern range of units and enjoys a practical layout, perfectly positioned alongside the dining room to create a sociable and functional living environment. A convenient ground floor cloakroom further enhances the practicality of the home.

The bedroom accommodation is equally impressive. Arranged across the upper floors are three generous double bedrooms together with a substantial study, which could easily serve as a fourth bedroom, nursery or home office depending on individual requirements. The flexibility of the layout makes the property equally suited to growing families, those working from home or buyers seeking additional guest accommodation.



- Prime Victorian terrace near harbour
- Three doubles plus study/bedroom
- Sheltered sunny enclosed rear garden

- Parking space directly to front
- Sea and harbour views
- Freehold - Council Tax Band D



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The home is exceptionally well served by its bathroom facilities, featuring a family bathroom, separate shower room and an en-suite to one of the double bedrooms, ensuring comfort and convenience for both residents and visitors alike.

A particular highlight is the impressive top-floor bedroom, which enjoys delightful elevated views stretching across Furzeham Green, towards Brixham harbour and out across the sea beyond. It is a room that perfectly captures the property's unique coastal setting and provides a wonderful retreat at the end of the day.

Throughout the house, many attractive Victorian features remain, including picture rails, dado rails and period fireplaces, all of which contribute to the character and charm that buyers of homes from this era so often seek. Modern PVC-u double glazed sash windows have been installed to retain the property's traditional appearance whilst providing improved energy efficiency and ease of maintenance.

Outside, the gardens are designed for enjoyment rather than upkeep. The front garden creates an attractive approach to the property, whilst the enclosed rear garden offers a private and sheltered suntrap that comes into its own during the warmer months. Surrounded by attractive stone walls and mature planting, it provides the perfect setting for al fresco dining, entertaining friends or simply relaxing with a book.

Homes within this terrace are always highly regarded, thanks to their generous proportions, period character and outstanding location. Bella Vista is no exception, offering spacious and versatile accommodation combined with parking, sea views and immediate access to everything that makes Brixham such a desirable place to live.

Whether you are searching for a substantial family home, an elegant coastal retreat or a property from which to enjoy the very best of the South Devon lifestyle, Bella Vista presents a rare opportunity to acquire a truly special home in one of the town's most coveted locations. Internal viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



**Council Tax Band: D**



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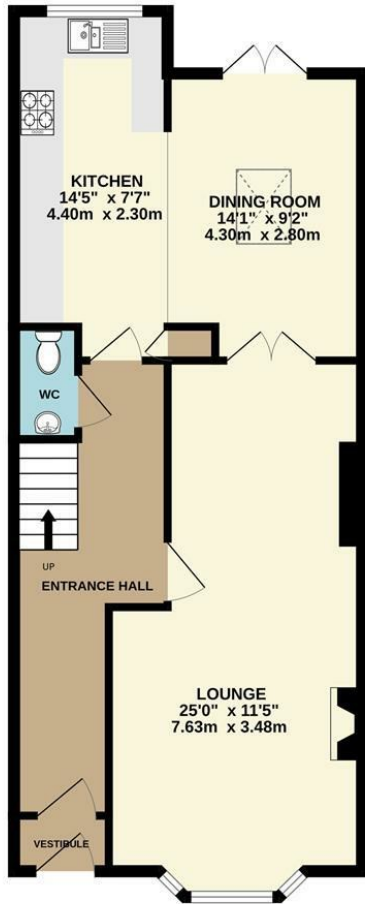
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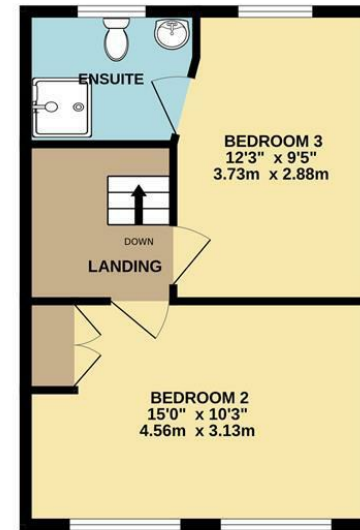
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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