



Sealights, 34 Marina Drive, Brixham, Devon, TQ5 9BB  
Freehold Bungalow  
£399,950

**boyce**brixham  
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An exceptional TWO BEDROOM bungalow presented with plenty of quality and style, positioned less than half a mile from the Brixham harbour and waterfront, making this property very convenient for accessing the town centre. Brixham offers an abundance of eateries, shops and amenities and has a great atmosphere. The property is also very close to Berry Head National Nature Reserve which has wonderful walks and fantastic vistas.



Entering in to a spacious and welcoming entrance hall, the quality and tranquil style becomes immediately apparent. The space leads through all all of the principal living accommodation with the main living space occupying the front of the property. A modern and incredibly impressive open-plan room, enjoying plenty of natural light and taking in superb views over Torbay. There is a recently installed high-quality kitchen, offering plenty of worktop and cupboard space, creating a central peninsular which is perfect for entertaining around. Sliding patio doors lead out to the low maintenance terrace and feature garden to the front.

- Exceptional Marine Bungalow - Freehold
- Superb Sea & Harbour Views
- Council Tax Band D

- Beautifully Presented Throughout
- Offered With No Onward Chain
- Sought After Cul-De-Sac Location

The two double bedrooms are both of an impressive size, are both light-and-bright and enjoy pleasant aspects over the rear garden. Bedroom 1 benefits from a recently installed spacious en-suite shower room for added convenience, whilst the rest of the property is serviced by a contemporary high quality family bathroom off the hallway.



The rear of the property is another recent improvement by our vendor, who has cleverly added a useful hallway providing plenty of storage options, leading through to a wonderful garden room, opening out through French doors to the rear garden. South-facing (so enjoying plenty of sunshine) and very private, the garden here is of particular note. Beautifully landscaped over two levels and broken with a colourful display of greenery, the lower patio area is perfect for quiet afternoons in the sunshine or hosting BBQ's. The higher level is a shaded area laid to gravel and occupying two useful garden sheds. The property enjoys the unusual benefit of a galvanised steel spiral staircase, elevating you to a large roof terrace which takes in improved views over Torbay. The roof terrace currently offers a 'blank canvass' ready for a new buyer to adopt as they wish.



The appealing frontage boasts a low-maintenance artificial grass lawn in front of an eye-catching feature garden, flanked by ample driveway parking for 2-3 cars with the car-port also providing dry shelter.

'Sealights' is an efficient property to run, benefitting from UPVC double glazing throughout and a modern gas fired central heating system. This exceptional home is available in true 'turn key' condition and viewing is HIGHLY RECOMMENDED.

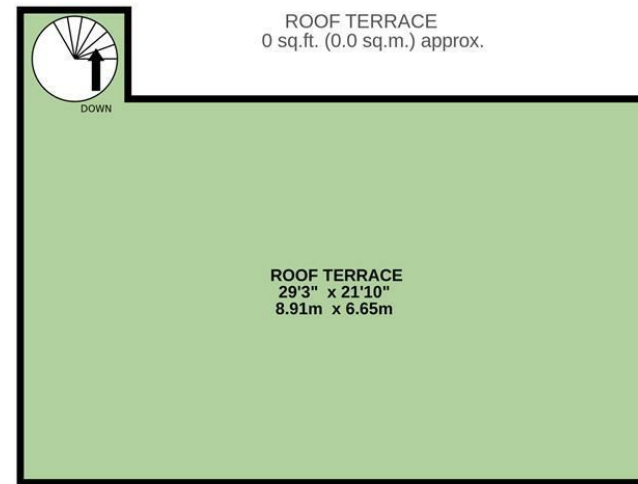
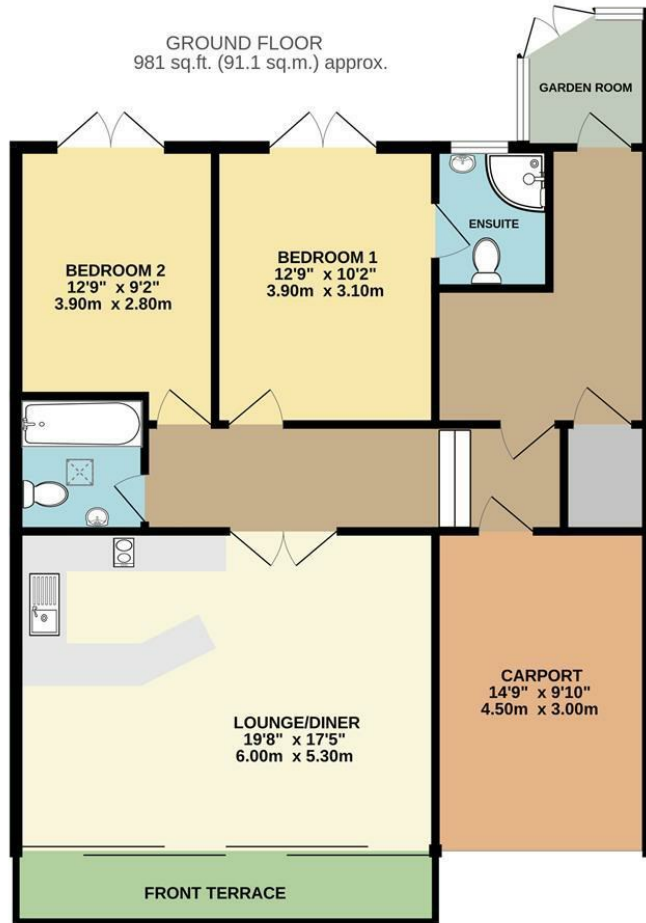
**Council Tax Band: D**

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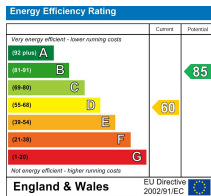


TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx.

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: D



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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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