



Puffin 1 The Cove Fishcombe Road, Brixham, TQ5 8BX  
Leasehold - Share of Freehold Apartment - Purpose Built  
£375,000

**boyce**brixham  
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The Cove presents an exclusive gated development featuring a limited collection of apartments boasting stunning views near the water's edge above Fishcombe Cove. The property includes a communal pool, an outdoor completely enclosed terrace with uninterrupted sea views, and an allocated parking space. Beaches are easily accessible by foot, Fishcombe Cove with its shingle beach and vibrant beach cafe is accessed through a private residents gate at the bottom of the development. The South West Coastal path runs adjacent to the development and Churston Cove is accessed through the woodland path. Given its proven success, The Cove has become a popular destination for holiday homes and lets, making it an ideal year-round retreat.

'Puffin 1' holds a coveted front-row position within the development and is one of the largest apartments, offering uninterrupted views - visible from the principal living area and the main bedroom, which opens onto a delightful terrace. The modern contemporary design is well-suited for easy maintenance, perfectly adapted to the marine environment. Undoubtedly, this is one of the best positions on the site, situated in the newly constructed Puffin Block with modern materials, adherence to building regulations, and owned solar panels.

Situated in close proximity to the charming port town of Brixham in Devon, The Cove offers residents and visitors an array of additional merits. Brixham, with its rich maritime history, provides a unique cultural experience and an opportunity to explore the bustling harbour, lined with colourful fishing boats. The town boasts an assortment of quaint shops, seafood restaurants, and traditional pubs, offering a delightful blend of coastal charm and gastronomic delights. Residents of The Cove can easily immerse themselves in the vibrant local community, participating in events such as the annual Brixham Pirate Festival or simply enjoying the fresh catches of the day at the renowned fish market. The close connection to Brixham enhances the overall appeal of The Cove, offering a balance between the tranquility of the development and the vibrant life of the nearby port town.

This apartment holds a share of the freehold for the entire site, with a lease term of 999 years from 1st January 2015. The maintenance charges are reasonable - currently at £1,900 per year. This fee covers site maintenance and management, insurance, swimming pool maintenance and operation, utilities for the site, window cleaning, groundskeeping, refuse collections, CCTV and electronic security gate entrance, and a sinking fund .

Puffin 1 comes to market as a very successful holiday let with onward bookings, many guests returning year on year. Some furniture and items available via separate negotiation. No onward chain. Viewings from 1 April will be restricted due to guest bookings



- Exclusive gated development with stunning coastal views.
- Walking distance to beaches and South West Coastal path.
- Modern design for easy maintenance, ideal for marine environment.
- Reasonable maintenance charges cover various amenities.
- Communal pool, sea view terrace, and ample parking.
- Puffin Block offers uninterrupted views in prime location.
- Share of freehold, 999-year lease from January 1, 2015.
- Proximity to Brixham adds cultural and gastronomic appeal.



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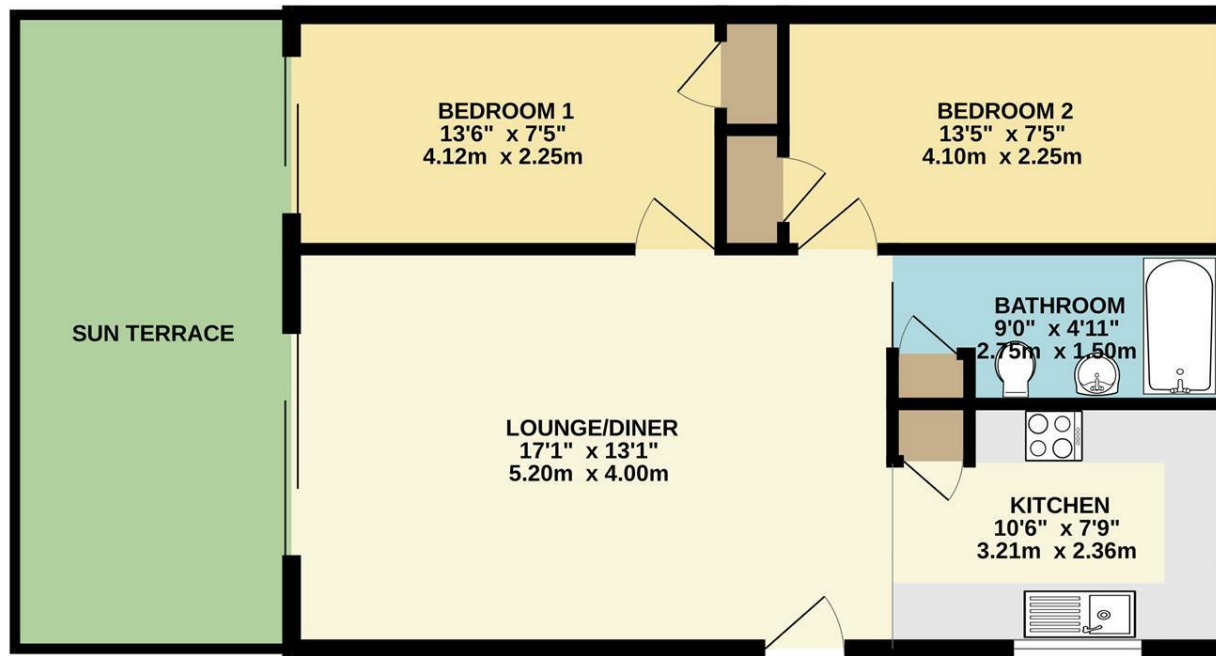




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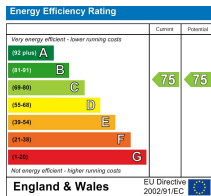
GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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: C



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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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