



25 Moorings Reach, Brixham, TQ5 9TB
Freehold House - Terraced
Offers In The Region Of £655,000

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email property@ljboyce.co.uk call 01803 852736

Moorings Reach is one of Brixham's most prestigious developments, set in the heart of this picturesque port town. The property enjoys an unrivalled, front-row position overlooking the inner harbour, bustling fish market, and trawler moorings, with the marina and sailboats completing a beautiful 180-degree sea view. These ever-changing views create a dynamic backdrop to everyday life, a true moving picture of the vibrant port.

The stunning sea views are visible from every level of the property, allowing you to feel constantly connected to the lively activity of Brixham. Whether it's watching the fishing boats return, the marina's gentle ebb and flow, or simply gazing across the water, the scenery is always captivating and full of life.

Beyond the spectacular views, the location is equally ideal for those who want to be part of the action yet appreciate peaceful surroundings. The property is situated on the level, with the promenade forming part of the South West Coast Path. From here, you can enjoy invigorating coastal walks, whether along the dramatic cliffs of Berry Head or the gentler, scenic route along the Breakwater, offering wonderful views of the town, Torbay, and boats passing by.

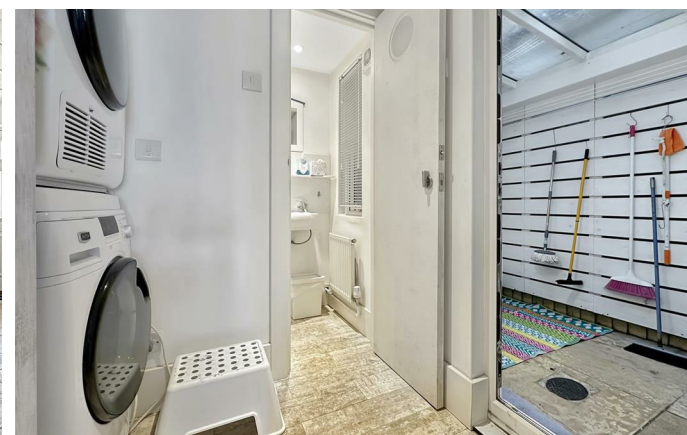
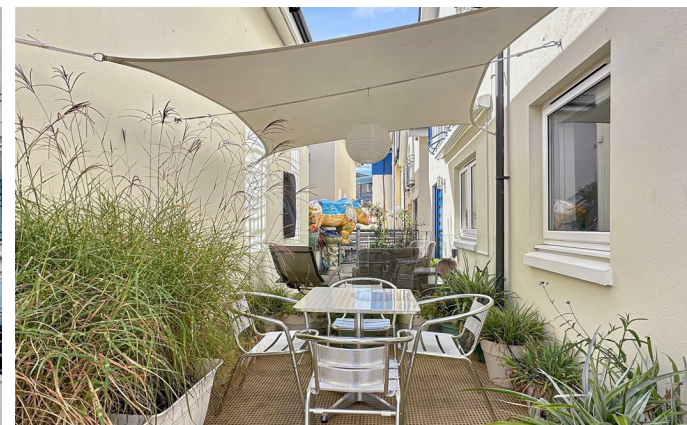
Within a short stroll, you'll find some of Brixham's finest eateries and an excellent selection of bars, from traditional fisherman's pubs to sophisticated cocktail lounges. The town's lively atmosphere is perfectly complemented by the range of dining and social options on offer, making Moorings Reach a perfect spot for food lovers and socialisers alike.

For those needing to commute or enjoy day trips, Brixham offers excellent transport links. Regular bus services run through the town, and a ferry service connects Brixham with Torquay, Dartmouth, and Paignton. Paignton's mainline train station provides links to the rest of the country, and Exeter Airport, just a short drive away, offers flights to a range of destinations.

Moorings Reach is part of a secure, gated community, ideal for those looking for peace of mind. This property would make a fantastic holiday home or main residence. Holiday lets are not permitted, long-term lets and personal holiday use are allowed, ensuring a tranquil environment.



- Prime Waterfront Property
- Stunning Living Space
- Sea View Terrace, Balcony & Roof Garden
- Parking, Garage & EV Charger
- Bespoke Fixtures and Fittings
- Perfect For Families & Entertaining
- Exclusive Secure Gated Community
- Chain Free



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The property includes a parking space directly in front of the garage as part of the freehold, which is equipped with power, lighting, and an electric vehicle charging point. A few steps lead to the front door, where you will also find a cleverly designed roof garden—a suntrap on the southerly side of the building, perfect for soaking up the summer sun.

Upon entering the property, the high standard of refurbishment is immediately apparent. The current owners have completely transformed it from its original state, with a comprehensive redesign that includes bespoke fixtures and fittings and sliding pocket doors to maximise the space. The décor evokes a chic coastal vibe, combining traditional wood panelling reminiscent of a beach hut with modern touches such as LED lighting for a warm and sophisticated feel.

The bedrooms feature fitted wardrobes, and the bathrooms have been beautifully upgraded with stylish sanitary ware and high-quality panelling. Thoughtful design elements, such as concealed cupboards and heated towel rails, maximise the space while maintaining a clean and streamlined look throughout the property.

The main living area is a spacious and inviting room, perfect for entertaining or enjoying larger gatherings. This space makes the most of the property’s spectacular views, with direct access to the generous sea-view terrace. The sleek kitchen has been fitted with high-end appliances, including a Neff oven, microwave oven, induction hob, integrated dishwasher, and fridge freezer, all complemented by Corian worktops and inset sinks.

To the rear of the property, there is a well-sized laundry room and a convenient downstairs WC. This area also leads to a garden room, ideal for drying beachwear or rinsing off after a day spent by the sea. The practicality and charm of the space make it a perfect addition to the home.

The principal bedroom occupies the entire second floor, offering a luxurious retreat with a private balcony overlooking the harbour. This room benefits from a range of fitted wardrobes and a dressing table, with plenty of storage. The en-suite bathroom features a large walk-in shower and a vanity unit, providing comfort and style. The property also benefits from a gas combi boiler and PVCu double glazing throughout, ensuring warmth and efficiency.

Annual Service fee of £310 paid to crown Property Management to contribute for maintenance of electric gates and communal areas.

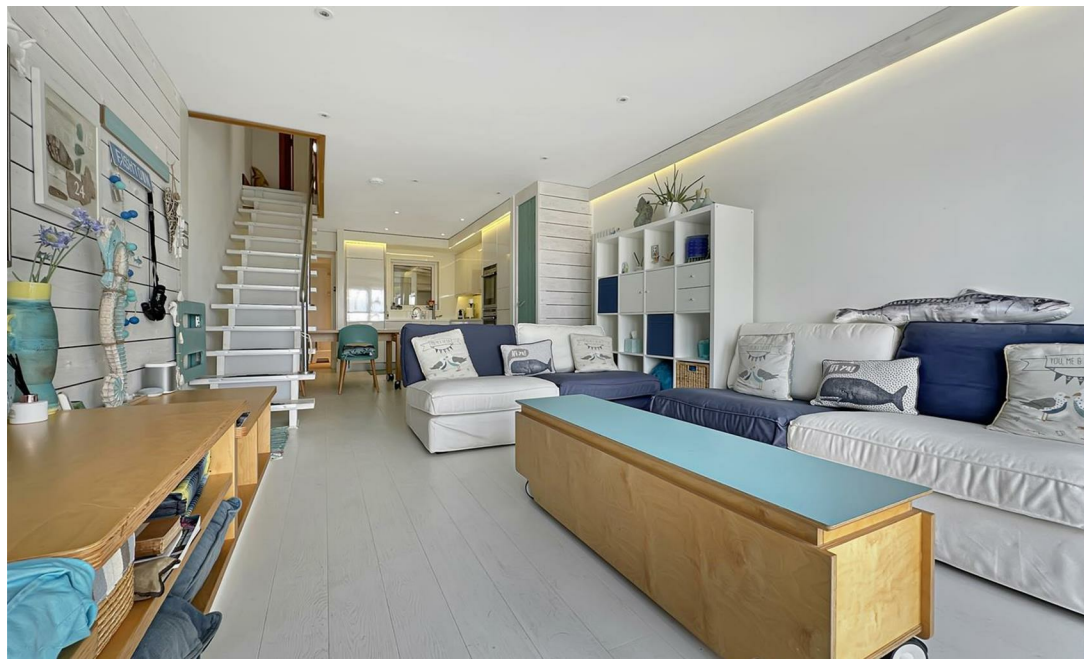


Council Tax Band: F



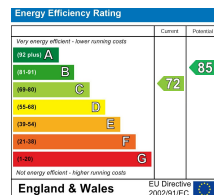
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Current EPC Rating: C



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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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