



6 Prince William Quay, Brixham, TQ5 9BP
Leasehold - Share of Freehold Apartment
£475,000

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This stunning waterfront apartment forms part of the exclusive Prince William Quay development, ideally located overlooking the picturesque Brixham Marina. With spacious, well-presented accommodation, this property boasts an array of desirable features, including (heated) vaulted ceilings and electric underfloor heating throughout. The layout comprises a bright sitting/dining room with French doors opening out to a Juliette balcony taking in some incredible views; an extended mezzanine - currently used as a guest bedroom, a high-quality kitchen/breakfast room, two large double bedrooms, both very impressive and each enjoying en-suite facilities, as well as separate a utility room/cloakroom. In addition, the apartment benefits from an allocated parking space within the developments private car park, with e-charging facilities for added convenience.

The Prince William Quay development, constructed in the early 1990s, offers a selection of luxury apartments, all of which enjoy unrivalled views of the marina and harbour. Residents can take full advantage of the private heated swimming pool and large communal terrace garden - ideal for relaxation and enjoying the stunning coastal surroundings. The property, which enjoys street-level access and easy unloading is well-positioned to enjoy the tranquillity of Brixham Marina, yet remains within close proximity to the lively heart of the town, with its bustling harbour and charming streets.

Situated on the southern edge of Torbay, Brixham is renowned for its rich maritime history as one of the largest fishing ports in the South West. The town, affectionately referred to as part of The English Riviera, is surrounded by natural beauty, including dramatic cliffs and scenic walking paths. Visitors and residents alike enjoy the town's unique character, with its pastel-coloured cottages, independent shops, delightful cafés, and an array of restaurants and bars offering the finest local produce.

Prince William Quay enjoys a prime location with easy access to the level waterfront walkway, leading directly into the town and along the harbourside. Whether you're taking a leisurely stroll to explore the town's many attractions or simply soaking in the magnificent views, the apartment offers an exceptional setting for those seeking a relaxed coastal lifestyle. This property offers a perfect lock-up-and-leave base, ideal for weekend getaways or a holiday retreat. (Holiday letting is not permitted, but residential letting is allowed).

With its exceptional location, spacious layout, and luxurious amenities, this apartment is well suited for those looking for a comfortable, low-maintenance home by the sea. It would also make a wonderful retirement property, providing peace and tranquillity in one of Devon's most sought-after coastal locations. Early viewing is highly recommended to fully appreciate the charm and appeal of this remarkable property.

The property is offered for sale with NO ONWARD CHAIN and comes with the remainder of a 999 year lease from 1991. Service charge is currently £3296 pa which includes water rates, buildings insurance, ongoing maintenance of the development and contribution to funds which through an efficient management team remain both adequate and substantial, accounts available. The north-facing roof on the seaward side of the property has recently been renewed, along with the addition of a new water heater internally, allowing peace of mind for a new owner.

Council Tax Band: E



- Luxury Marine Apartment
- Level Access From Roadside
- Short, Level Walk To Town
- Versatile Mezzanine Level

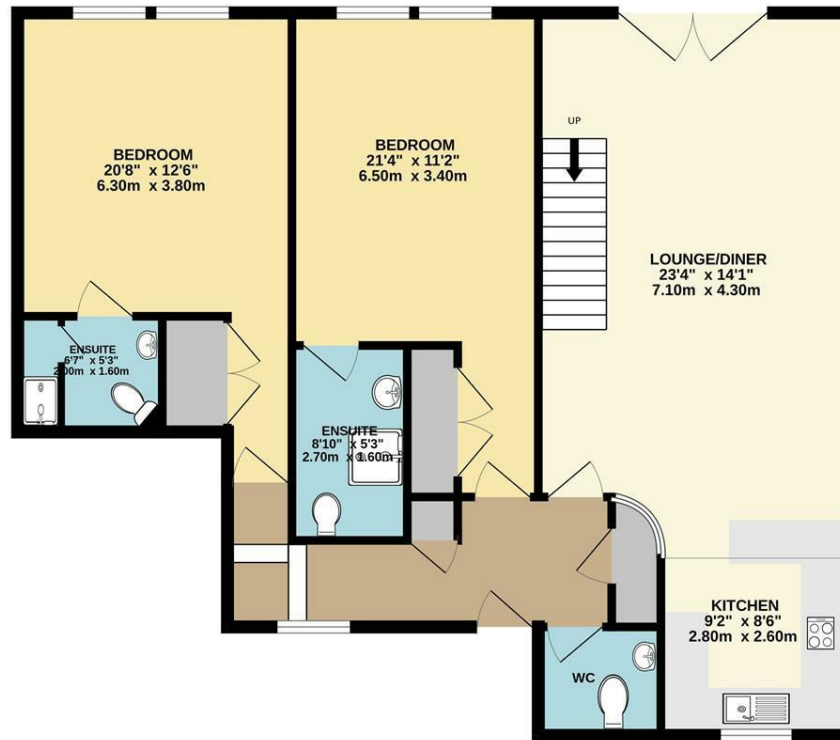
- Stunning Harbour Views
- Allocated Parking Space
- Two Double Bedrooms (both ensuite)
- Offered With No Onward Chain



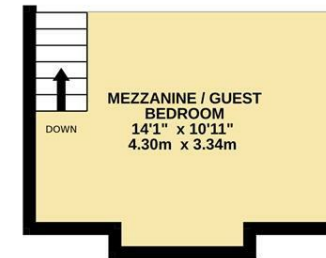
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GROUND FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



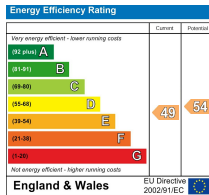
1ST FLOOR
146 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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: E



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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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