



Flat 5 Da Vinci Apartments New Road, Brixham, TQ5 8NL
Leasehold - Share of Freehold Flat
£181,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Stylish Loft-Style Apartment in Central Brixham

Tucked away in a characterful converted church development, this unique top-floor two-bedroom apartment offers a fantastic blend of charm, space, and location. Just a short, level walk from Brixham's bustling town centre, harbour front, and everyday amenities, it forms part of a select development of just five apartments, originally converted in 2002.

Occupying part of the building's former loft space, the apartment benefits from striking vaulted ceilings and wonderful natural light throughout. The architecture gives a real sense of volume and character, particularly in the main living area, where timber beams and open-plan living combine to create a bright, sociable space ideal for both entertaining and day-to-day comfort.

No. 5 Da Vinci Apartments is privately accessed via the left-hand side of the entrance porch. Inside, a private hallway with stairs leads up to a spacious first-floor landing, where there's a built-in storage cupboard housing the gas combi boiler. From here, a Jack-and-Jill shower room connects to both the landing and the second double bedroom for added flexibility.

The heart of the home is the open-plan kitchen/living/dining area – a fantastic, flowing space with plenty of room to personalise and enjoy. Whether relaxing or hosting guests, the ambience is light, open, and welcoming.

There are two generous double bedrooms, each served by its own en suite, offering comfort and privacy for residents and guests alike.

Unusually for a central apartment, this property also boasts its own private terraced garden, enjoying afternoon sun – a peaceful retreat for outdoor dining, a morning coffee, or a spot of gardening. To the front, an allocated tandem parking space provides room for two small cars – a rare and valuable asset in such a convenient town centre setting.

The apartment is held on a 199-year lease from August 2002, with the added benefit of owning a 1/5th share of the freehold. A modest monthly maintenance charge of £80 covers building insurance, communal maintenance, and shared utilities for the common areas.

This is a fantastic opportunity to enjoy stylish, low-maintenance living in a building full of character, right in the heart of Brixham.

Council Tax Band: C



- Top-floor two-bed flat in converted church
- Light and airy with vaulted ceilings
- Two double bedrooms, each with en suite
- Short walk to town centre, harbour, amenities
- Ideal First Time Buy Or Lock & Leave
- Open-plan kitchen, dining, and living area
- Allocated parking space & private garden
- Chain free with vacant possession

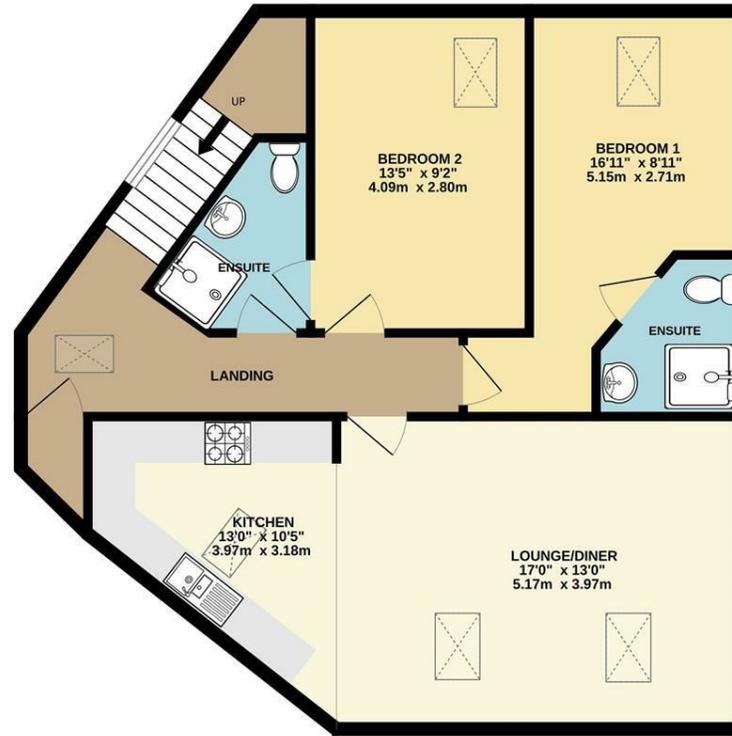


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SECOND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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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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