



16 Prince William Quay, Berry Head Road, Brixham, Devon, TQ5 9BP
Leasehold Apartment
£595,000

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Nestled in the heart of the historic port town of Brixham, Prince William Quay offers a rare opportunity to own a luxury apartment overlooking one of the UK's most iconic working harbours. Set along the picturesque South Devon coastline, Brixham lies at the southern end of Torbay, an area famously known as The English Riviera. With its mild climate, charming architecture, and vibrant maritime heritage, this location effortlessly combines natural beauty with traditional charm.

This exclusive development was constructed in the early 1990s and consists of just 20 purpose-built apartments, each enjoying private access to a heated swimming pool and unparalleled views of Brixham Harbour and Marina. The apartment itself occupies a 'front row' position, offering direct vistas of the bustling waterfront where colourful fishing trawlers come and go throughout the day, bringing in fresh catches that supply local and national markets.

Perfectly positioned for easy access from Berry Head Road, the apartment is an ideal "lock up and leave" holiday retreat or a luxurious, low-maintenance retirement home. Its close proximity to the waterfront promenade and town centre makes it particularly attractive for those seeking convenience without sacrificing scenic tranquillity.

Internally, the apartment has undergone an extensive programme of modernisation with no expense spared. Every detail has been carefully considered—from the heating and electrics to the fixtures and finishes—creating a space that feels both elegant and contemporary. High-quality materials, such as natural stone, marble, and solid wood, have been used throughout to exceptional effect.

The living areas have been cleverly designed to maximise the spectacular views over the harbour, with floor-to-ceiling PVC-u double glazed windows and patio doors that lead onto a generous private terrace. Whether relaxing in the lounge, entertaining in the dining area, or preparing meals in the spacious kitchen, the ever-changing maritime scenery remains a constant backdrop.

The kitchen features premium Allmilmo units and comes fully equipped with integrated appliances, including a fridge, freezer, oven, hob, extractor, dishwasher, and a Brita-filtered tap. A breakfast bar adds casual dining space, while the adjoining utility room offers further storage, a sink, and plumbing for laundry appliances—complete with an electronic water shut-off valve for peace of mind.



- Superb Waterside Views - Leasehold
- Smart Well Fitted Kitchen & Separate Utility
- Exceptional Marine Apartment - Chain Free
- Great Size Central Open Plan Living Room
- Heated Outdoor Swimming Pool
- Council Tax Band F



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The apartment offers two generous double bedrooms, both of which enjoy access to the full-width terrace and share in the glorious views. The master suite includes a walk-in wardrobe and an exquisitely finished en suite with natural stone tiling, power shower, heated towel rail, and underfloor heating. The second bedroom is equally luxurious, also with a walk-in wardrobe, and a marble-tiled en suite that even includes a built-in DAB radio entertainment system.

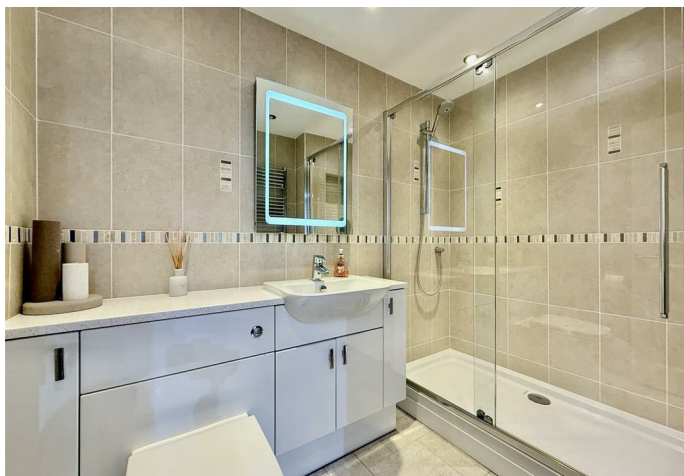
A stylishly appointed shower room is located off the entrance hallway, ideal for guests and finished to the same high standards as the en suites. Storage is ample throughout, including a large walk-in wardrobe near the entrance, additional built-in cupboards, and an airing cupboard housing the modern heating system.

The apartment benefits from a substantial 47-foot private terrace spanning the full width of the property—an exceptional outdoor space with ample room for seating, sun-loungers, and alfresco dining. Accessible from both bedrooms and the living room, it offers arguably one of the finest vantage points in all of Brixham. By the entrance to the flat there is a handy "beach hut style" storage unit.

Residents of Prince William Quay enjoy access to an exclusive heated outdoor swimming pool and private communal areas, including a beautifully maintained roof garden. These amenities provide peaceful settings to relax and take in the surroundings, including panoramic views of the working harbour and sparkling coastline.

The property includes an allocated parking space in the private residents' car park. This space has a 7.4kw 32 amp EV charger. The property is held on a 999-year lease from 1st January 1991. The annual service charge of £4,244.10 (paid biannually) covers buildings insurance, water, exterior maintenance, swimming pool upkeep, a caretaker, and contributions to various reserve funds.

In conclusion, this remarkable apartment at Prince William Quay represents a rare blend of luxury, location, and lifestyle. Whether you're seeking a peaceful coastal retreat, an elegant base for holidays, or a stylish permanent residence by the sea, this home offers it all—along with some of the most captivating views available on the English Riviera.



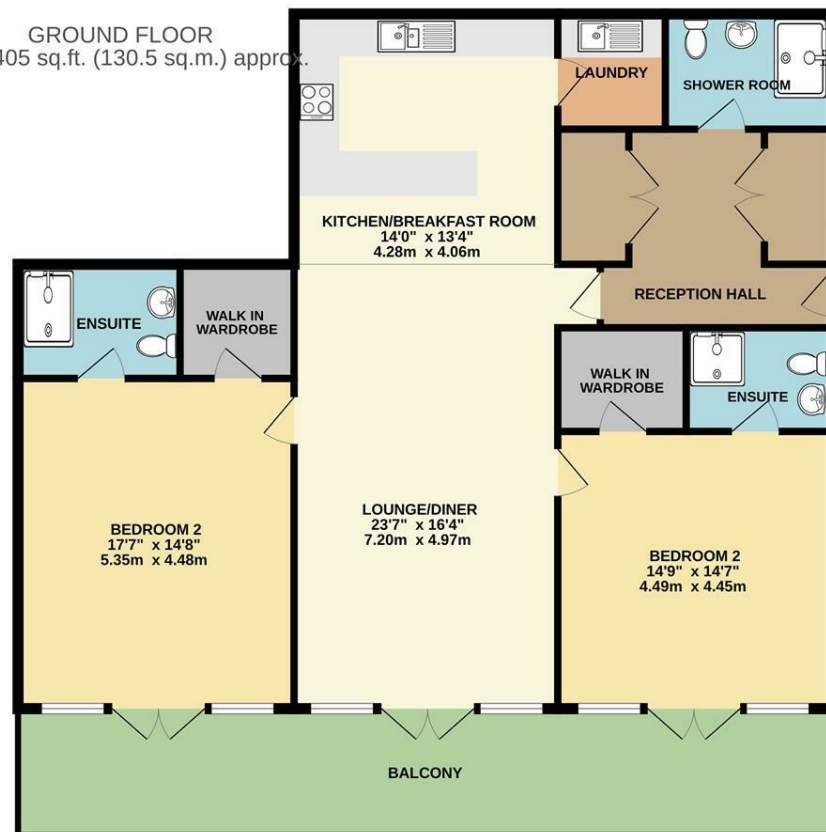
Council Tax Band: F



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GROUND FLOOR
1405 sq.ft. (130.5 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(49-54) E	46	46
(39-48) F		
(21-38) 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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