



Moorings Reach, Brixham, TQ5 9TB

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£449,950 Leasehold

Set within one of Brixhams most prestigious waterside developments, Moorings Reach is a superb luxury apartment, beautifully presented and offering uninterrupted views across the marina, bustling harbour, and the sweeping bay of Torbay. With generous accommodation, two outdoor spaces, and private parking, this exclusive residence provides the perfect blend of style, comfort, and location. Situated within a secure, private development, the apartment is approached via a smart communal entrance, with a designated parking space conveniently located to the front of the building.

Once inside, the accommodation immediately impresses.

The fitted kitchen is a highlight, designed with both practicality and elegance in mind. Finished with sleek polished white units and corian work surfaces, it comes fully equipped with a comprehensive range of integral Neff appliances. French doors open directly onto the front terrace, where the breathtaking marine vista becomes part of everyday life, an ideal setting for morning coffee or al fresco dining.

The lounge/dining room continues the sense of luxury and comfort. Spacious and inviting, it is designed for both relaxation and entertaining, with French doors once again connecting seamlessly to the front terrace, ensuring the spectacular outlook is always at the heart of the living experience.

The property offers two well-proportioned double bedrooms. The principal bedroom suite features built-in wardrobes and an en suite shower room/W.C. French doors lead from the bedroom into a private courtyard and onto a light-filled conservatory, providing a wonderful retreat and versatile additional living space. The second double bedroom also benefits from a built-in wardrobe, along with access to the courtyard and conservatory, making it equally impressive for guests or family members. A further luxury shower room/W.C. serves the apartment, finished to a high standard with contemporary fittings.

Externally, the apartment is unique in offering two distinct outdoor spaces. To the front, the generous seating and dining terrace enjoys uninterrupted views over Brixham Marina, the harbour, and across the bay the perfect spot for entertaining or simply soaking up the maritime atmosphere. To the rear, a private courtyard garden adds a further dimension, providing additional privacy and a peaceful setting, complemented by the adjoining conservatory. Throughout, the property is presented to a superb standard, with quality finishes, thoughtful design, and a layout that maximises natural light and the exceptional outlook.

Moorings Reach is a highly regarded development, prized for its waterfront location and sense of exclusivity. The vibrant harbour, with its array of cafes, restaurants, and independent shops, lies just a short stroll away, while coastal walks and beaches are on the doorstep.

Excellent transport links connect Brixham with the neighbouring towns of Paignton, Torquay, and Totnes, making this an ideal base for both permanent living and as a luxury second home.

In summary, Moorings Reach is a truly exceptional waterside apartment.

With its outstanding views, two outdoor spaces, high-quality interiors, and prime position within an exclusive development, it represents a rare opportunity to acquire one of Brixhams most desirable residences.

We are informed that the property is held on an original 999 lease.

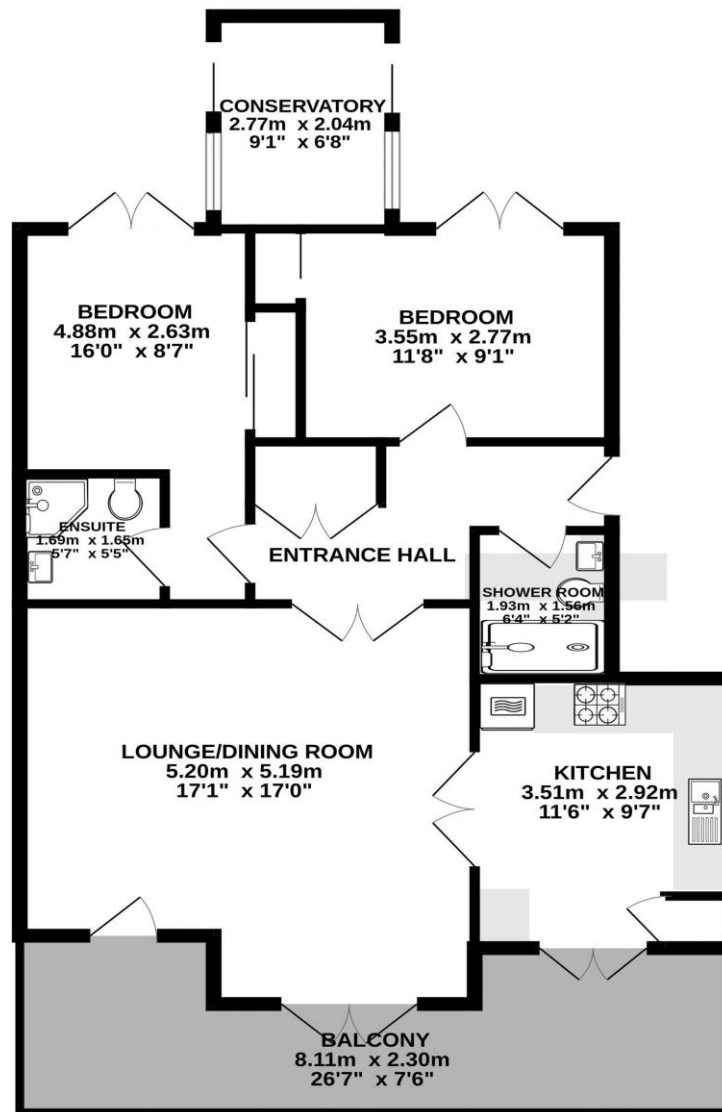
The service charge of circa £3,109.25.

Pets and long term letting are allowed. No holiday letting.

Management company - Larchfield.



GROUND FLOOR
75.4 sq.m. (811 sq.ft.) approx.



TOTAL FLOOR AREA : 75.4 sq.m. (811 sq.ft.) 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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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available along with good mobile phone coverage.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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