



Marina Drive, Brixham, TQ5 9BB

EricLloyd
&Co.

£475,000 Freehold

Set in an elevated and highly desirable position within the sought-after Wall Park area of Brixham, this is a stylishly presented **THREE BEDROOM BUNGALOW** offers exceptional coastal living.

One of the property's most impressive features is the **spectacular 180-degree panoramic sea view**, stretching across the marina and out toward the coastline beyond. On clear days, the outlook extends across Lyme Bay, while also taking in the iconic Brixham breakwater that marks the outer edge of the bustling harbour.

These uninterrupted views create a constantly changing backdrop of sea, sky and sailing boats, giving the home a truly special atmosphere.

The location offers the perfect balance between peaceful residential surroundings and convenient access to the amenities of the town. Brixham's vibrant town centre, with its range of shops, cafés, restaurants and harbour attractions, can be reached easily either on foot or via a local bus service. For those who enjoy coastal walks and nature, the beautiful Berry Head Country Park is also within easy reach, offering dramatic cliff-top scenery, wildlife habitats and far-reaching views across the English Riviera coastline.

The accommodation begins with an inviting, spacious, L-shaped hallway that includes a convenient Cloakroom/W.C and generous storage provided by triple-width built-in cupboards fitted with sleek Sharps sliding doors.

The current owner has thoughtfully enhanced the interior with bespoke features that add both style and practicality.

A particularly striking addition is the set of custom-built screens by John Paul Jacques, which elegantly divide the lounge/dining room and a charming snug area from the main hallway while maintaining a sense of openness and light. The snug itself is a delightful and versatile space that could also serve as a third bedroom if required. It currently features fitted display and book shelving, a full-height window that perfectly frames the sea views, and a door leading out to a raised terrace with steps descending to the enclosed rear garden.

The main living space is an impressive L-shaped lounge and dining room, highlighted by the custom made screening from the hallway and a semi-vaulted ceiling that enhances the sense of space and light.

A contemporary pebble-effect fireplace provides a cosy focal point, while full-height windows and a patio door open onto a superb balcony with glass and stainless-steel balustrades, perfectly designed to maximise the stunning sea views.

The kitchen leads directly from the dining area and is well equipped with a good range of wall and base units complemented by elegant granite work surfaces and an under-mounted sink. Integrated appliances include a dishwasher, fridge, built-in oven, hob and cooker hood. A glazed serving hatch connects the kitchen to the dining area, creating a practical and sociable layout.

There are two comfortable double bedrooms, both positioned at the front of the property. Bedroom one benefits from fitted wardrobes and cupboards, while bedroom two is also a generously sized double room. The modern shower room is finished with a walk-in double shower, vanity unit with inset wash basin and W.C.

Outside, the property continues to impress. A driveway provides convenient off-road parking, while the landscaped front garden offers a pleasant seating area. The private rear garden has a charming Mediterranean-inspired feel, featuring a small summerhouse and garden shed.

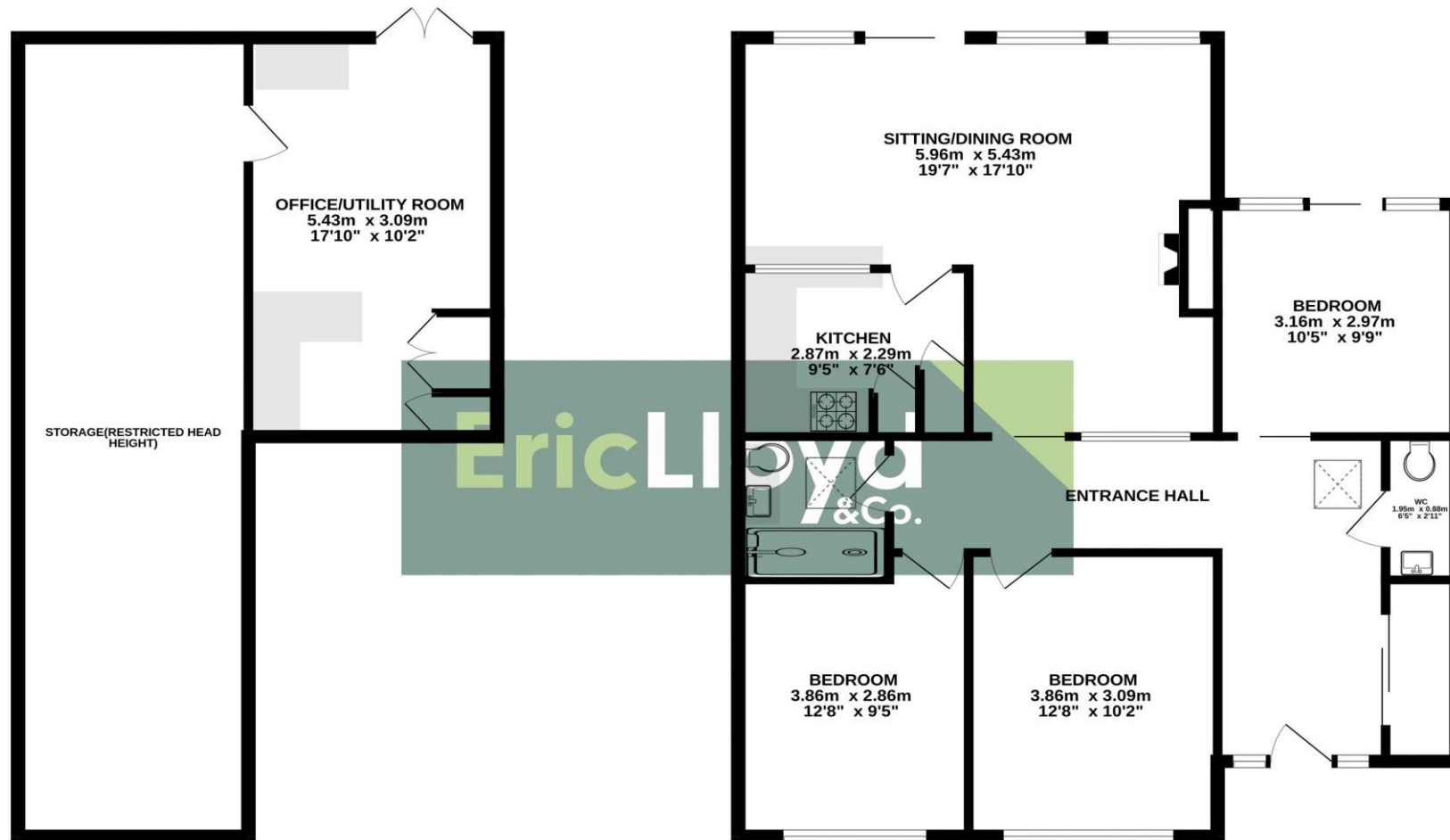
From the garden, a door leads beneath the property to a highly useful basement room that could serve as a home office or utility space, along with additional under-house storage rooms.

Overall, this bungalow offers a rare opportunity to enjoy elegant bungalow living combined with breathtaking coastal views in one of Brixham's most desirable residential locations.



UNDERHOUSE STORAGE
48.0 sq.m. (516 sq.ft.) approx.

ENTRANCE FLOOR
87.1 sq.m. (938 sq.ft.) approx.



TOTAL FLOOR AREA : 135.1 sq.m. (1454 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: E

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% / THREE 73% / O2 70%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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