



Flat 5 Roxburgh, Victoria Road, Berry Head, Brixham, Devon, TQ5 9AR
Leasehold Flat
£265,000

boycebrixham
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Occupying a prime position at the lower end of Victoria Road, Roxburgh offers an exceptional coastal setting, perfectly placed to enjoy the spectacular walks through Berry Head Nature Reserve and along the dramatic South Devon coastline. The harbour, marina, and bustling town centre are approximately half a mile away, with a convenient bus service close at hand.

This beautifully updated apartment forms part of an elegant and imposing residence, commanding truly breathtaking panoramic views across Brixham's outer harbour, the iconic breakwater, and sweeping across the bay as far as Portland Bill on the clearest days. Widely regarded as some of the finest views on this side of Torbay, the outlook is ever-changing—whether enjoyed from the impressive private sun terrace or from within the principal living space. By day, watch the waves roll in beside Brixham's open-air sea water pool; by night, the distant lights of Paignton and Torquay shimmer across the water.

In recent years, the property has undergone a comprehensive programme of high-quality improvements, now presented in immaculate condition with a timeless, classic style that complements the grandeur of the building. A newly installed, high-specification kitchen features premium Neff appliances and an inset Belfast sink, seamlessly blending practicality with elegant design. The bathroom has also been fully refurbished, and the double bedroom now benefits from the addition of a stylish en-suite WC.

Throughout the apartment, new double-glazed windows have been installed, including a striking bow-bay window that perfectly frames the stunning sea views. High-quality solid wood flooring runs throughout, enhancing the sense of warmth and refinement.

Accessed via the main communal entrance on the first floor, the apartment immediately impresses, with the spectacular outlook drawing you through the welcoming living space. The generous kitchen/dining area opens via an archway into a separate lounge, which could also serve as an occasional guest sleeping area if desired. The expansive sea-facing terrace is accessed directly from the kitchen/diner—ideal for entertaining or simply soaking in the coastal scenery. An inner hallway leads to the beautifully updated bathroom and the well-proportioned double bedroom.

Externally, the property benefits from an allocated parking space and well-maintained communal grounds, including a drying area, attractive lawned garden, and charming rockery pathway.

Leasehold 999 year lease from 1980's. Ground Rent £25 per annum. Maintenance is 1/12th of the service charge which equated to circa £1200 for the most recent year (approx £100pm). Monies paid are for building insurance, accountancy and block management charges, water rates, communal electricity, external decorating (5 yearly) and reserve fund. Managed by Crown Property Management.

Council Tax Band: B



- Unobstructed Panoramic Sea Views
- Short Walk To Town, Marina & Berry Head
- With No Onward Chain
- Off Road Private Parking
- Ideal Main Residence Or Private Holiday Home
- Leasehold / Council Tax Band B



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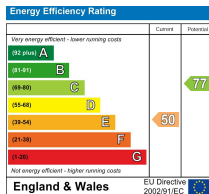
GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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



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