



61 Berry Head Road, Brixham, Devon, TQ5 9AA
Freehold House - Terraced
£495,000

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Commanding one of Brixham's most desirable waterfront positions, this substantial Victorian end-of-terrace property stands proudly on the front row of Berry Head Road, directly opposite the town's cenotaph memorial and overlooking the prestigious Brixham MDL Marina and Breakwater Hard. Its setting is truly outstanding, providing level and easy access to the harbour, marina, and town centre, with a bus stop and footpath to the waterfront just moments away.

Currently configured as three self-contained two-bedroom apartments, the property as a whole offers six good-sized bedrooms, four bath or shower rooms, and three impressive seaward-facing reception rooms. Each of the main living spaces enjoys a traditional box-bay window capturing magnificent, ever-changing views across the harbour and Tor Bay beyond. The ground floor flat is particularly spacious, accessed via the communal entrance, and offers generous, well-proportioned accommodation throughout.

While the property would benefit from some general refreshment and modernisation, much of its original Victorian character and charm remains intact, from its elegant proportions to period detailing. Each flat has its own gas, electricity, and water supplies, with gas central heating, individual EPCs, and separate council tax bandings (B, B & A respectively) already in place.

Offering excellent versatility, the building presents several exciting possibilities—whether refurbished and sold as three separate dwellings, converted into stylish holiday apartments or a boutique B&B, or reinstated as a single, impressive family home with spectacular sea views.

A generous front balcony provides the perfect spot to enjoy sunsets over the marina, while a small courtyard accessed from Flat One offers private outdoor space. Residents benefit from permit parking directly to the front of the terrace—an invaluable advantage in this highly regarded area.

Offered to the market with no onward chain, this rare and substantial coastal residence represents a remarkable opportunity to secure a piece of Brixham's maritime heritage in one of its most coveted seafront settings.

Council Tax Band: B



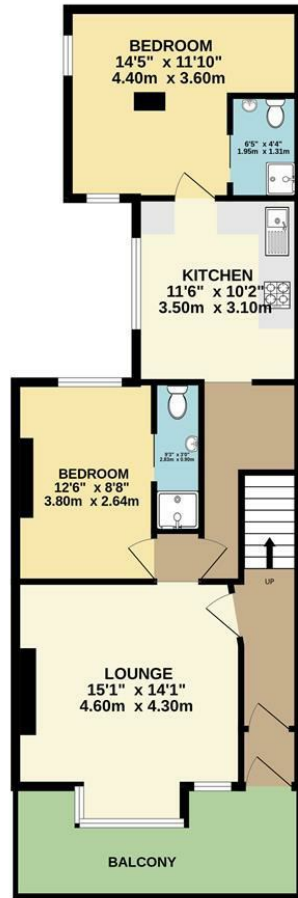
- A Truly Prime Brixham Location
- Currently 3 x 2 Bedroom Flats
- Requiring Some Refurbishment

- Substantial Victorian House
- Incredible Bay & Harbour Views
- Residents Permit Parking





GROUND FLOOR - FLAT 1
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR - FLAT 2
606 sq.ft. (56.3 sq.m.) approx.



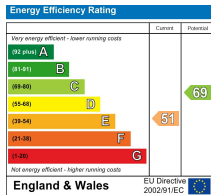
2ND FLOOR - FLAT 3
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1807 sq.ft. (167.9 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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