



6 Coleton House St. Marys Drive, Brixham, TQ5 9FJ
Leasehold Apartment
Asking Price £400,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Set within an exclusive coastal development, 6 Coleton House enjoys an enviable position above St Mary's Bay, offering an exceptional lifestyle surrounded by some of South Devon's most breathtaking scenery. This beautifully presented penthouse apartment combines contemporary design with a stunning natural setting, where rolling countryside meets dramatic coastline and uninterrupted sea views create an ever-changing backdrop throughout the seasons.

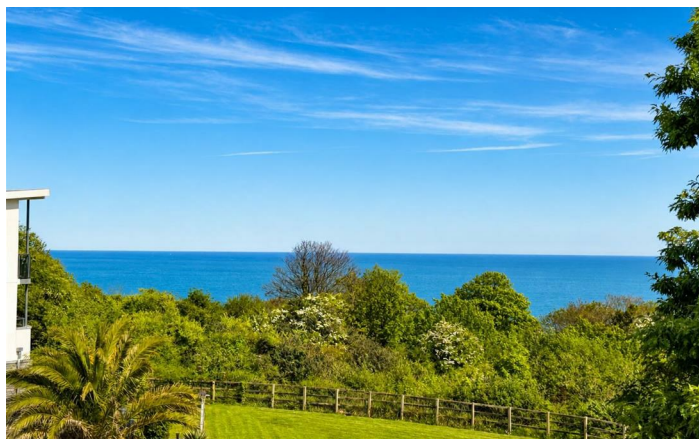
The apartment has been finished to a high specification throughout, with generous proportions and an abundance of natural light enhancing every room. Extensive glazing captures the spectacular outlook from multiple angles, while the spacious open-plan living and dining area creates a welcoming and sociable environment, perfectly suited to modern coastal living. A sleek, fully fitted kitchen integrates seamlessly into the space, offering both practicality and style.

A standout feature of the property is the impressive bow-fronted balcony accessed directly from the living room. Enjoying a southerly-facing aspect, this superb outdoor space provides sunshine from morning until late evening and offers the perfect place to relax, entertain, or simply take in the panoramic treetop, countryside, and sea views stretching across the unspoilt surrounding landscape.

The accommodation includes two spacious double bedrooms, both beautifully presented, with the principal bedroom benefiting from a stylish en-suite shower room. A contemporary family bathroom serves the remainder of the apartment, with quality fixtures and elegant finishes continuing the premium feel throughout the home.



- Second Floor Leasehold Apartment
- Spacious Open-Plan Contemporary Living Space
- Two Double Bedrooms With En-Suite Principal
- Two Allocated Parking Spaces Included
- Southerly-Facing Sea and Countryside Views
- Private Bow Balcony With Panoramic Outlook
- Adjacent To South West Coast Path
- Council Tax Band D



boycebrixham

email property@ljboyce.co.uk call 01803 852736



Positioned immediately adjacent to the renowned South West Coast Path, the property offers direct access to miles of spectacular walking routes leading towards Berry Head National Nature Reserve, an internationally acclaimed coastal heritage site. The secluded sands of St Mary's Bay are just a short walk away, while Brixham harbour and town centre lie approximately one mile from the development, easily accessible via local transport links running through Sharkham Village.

Further benefits include polished marble-effect floor tiling, double-glazed GRP windows and doors, gas central heating, and two allocated parking spaces conveniently located opposite the communal entrance. The combination of stylish contemporary interiors and a truly exceptional setting makes this a rare opportunity to acquire a premium coastal apartment in one of the area's most sought-after locations.

The surrounding countryside and open fields provide a vibrant contrast to the deep blue sea beyond, creating a picturesque and constantly changing vista that can be enjoyed year-round. Whether as a permanent residence, second home, or investment opportunity, 6 Coleton House offers an outstanding blend of luxury, tranquillity, and coastal charm in an unrivalled headland position.

Lease Information: The property is held on a 999-year lease from 1 February 2007. Ground rent is £125 per annum and the current service charge is £1,954.62 per annum. The management company is currently changing to Wilkinson Grant Block & Estate Management, with the latest service charge forecast awaited. Short-term holiday letting is not permitted; however, assured shorthold residential letting is allowed. Pets are permitted subject to notification being given to the management company.



Council Tax Band: D



boycebrixham

email property@ljboyce.co.uk call 01803 852736

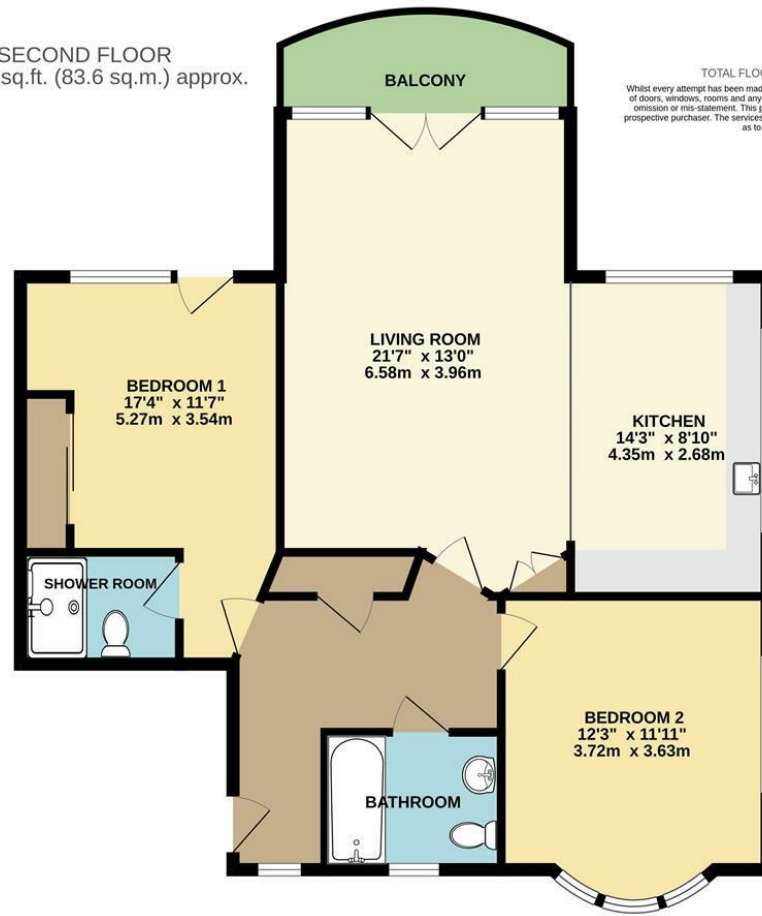


boycebrixham

email property@ljboyce.co.uk call 01803 852736

SECOND FLOOR
900 sq.ft. (83.6 sq.m.) approx.

TOTAL FLOOR AREA: 900 sq.ft. (83.6 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.
Made with Metropix ©2025



Current EPC Rating: C

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | 80 | 80 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Find us on



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.

boycebrixham

email property@ljboyce.co.uk call 01803 852736