

5 Berry Head House St. Marys Drive, Brixham, TQ5 9FH
Leasehold Apartment - First Floor
£399,950

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A rare opportunity to purchase the penthouse apartment located in Berry Head House, which occupies the prime position in the development. This front-row coastal property enjoys some of the best views of the English Channel available in the port town of Brixham. The surrounding countryside and fields add a vibrant contrast of colours to this ever-changing landscape and vista. The stunning southerly-facing sea-view balconies offer plenty of sunshine from morning until late in the evening.

Immediately adjacent to the famous South West Coastal Path, the apartment provides access to the stunning trail that runs all the way around to Berry Head National Nature Reserve, an internationally acclaimed heritage site. It is also a short walk to the secluded St Mary's Bay beach and only a mile from Brixham harbour and the town centre, with a reliable bus service running through Sharkham Village.

Internally, Berry Head House will not fail to impress, with the high-end finish immediately evident upon entering the luxurious communal entrance hallway. The space features high ceilings and a bespoke oak staircase with a curved glass feature. The apartment boasts two large double bedrooms, both with high ceilings, plenty of natural light, and wonderful views. The master bedroom benefits from an en-suite, while a second family bathroom serves the rest of the property.

The living spaces are perfectly positioned to enjoy the magnificent views and are connected via balconies to the main bedroom and kitchen area, ideal for breakfast on the sea-view terrace. The kitchen is finished to a high standard, featuring top-of-the-range integrated appliances and milled quartz worktops. A separate utility/laundry room offers space for a washing machine and tumble dryer.

The property is held on a 999-year lease (from 2007). The service charge is payable half-yearly in advance, with two payments per year. The service charge is approximately £1,800 per annum, and the ground rent is £125.

Pets: No restrictions, provided notification is given to the management company. The management company is in the process of changing to Wilkinson Grant Block & Estate Management, and the latest service charge forecast for the upcoming year is awaited.

Letting: Short-term holiday lets are not permitted; however, shorthold residential lets are allowed.

**Council Tax Band: D**

2 2 1

- Fabulous Coastal Views & Stylish Extras
- Short Walk To St Mary's Beach
- Stunning Yet Quiet Location + Parking
- Luxury Upgraded Specifications
- Main En Suite & Bathroom
- Leasehold Penthouse/ Council Tax D









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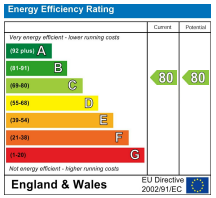
# GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.




TOTAL FLOOR AREA : 890 sq.ft. (82.7 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: C




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