



Moorings Reach, Brixham, TQ5 9TB

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£490,000 Leasehold



Set within the highly sought-after Moorings Reach development, just a stone's throw from Brixham's picturesque harbour, this **TOP FLOOR THREE BEDROOM APARTMENT** presents a rare opportunity to acquire an exceptional property in one of the area's most desirable coastal addresses. Beautifully positioned to enjoy spectacular panoramic coastal and sea views across the outer harbour, this immaculately maintained property offers an enviable lifestyle in the heart of this vibrant fishing town.

The apartment is situated within a very well-kept block with the added convenience of **LIFT ACCESS**, ensuring ease of entry to this impressive top-floor residence. A level harbourside walkway provides easy access to the town and the marina.

Further enhancing its appeal, the property benefits from an **ALLOCATED PARKING SPACE** and **LARGE GARAGE WITH WORKSHOP** – a highly valuable and rarely available feature in this prime harbourside location.

Upon entering, the property immediately impresses with its light-filled and spacious accommodation. The open-plan living/dining room is a standout feature, perfectly designed to maximise the breathtaking outlook, with doors opening onto a private front-facing balcony where stunning harbour and sea views can be enjoyed throughout the day. This superb space seamlessly connects to the open-plan kitchen, fitted with attractive grey shaker-style units, stone-effect worktops, gas hob and integrated double oven, AEG dishwasher, fridge and freezer and an under-counter freestanding washing machine. A wall-mounted Ideal Logic boiler provides efficient gas central heating.

The apartment offers three bedrooms, making it ideal for a range of buyers, whether as a permanent residence or second home / bolt hole. The generous principal bedroom is a comfortable double room and benefits from its own ensuite shower room, complete with shower, WC, wash basin, and heated towel rail. Bedroom two is another spacious double, currently arranged as a twin room, with a rear-facing window. Bedroom three provides a versatile single bedroom, ideal as a guest room, nursery, or home office.

The family bathroom is well-appointed with a bath and shower over, wash basin, WC, and heated towel rail.

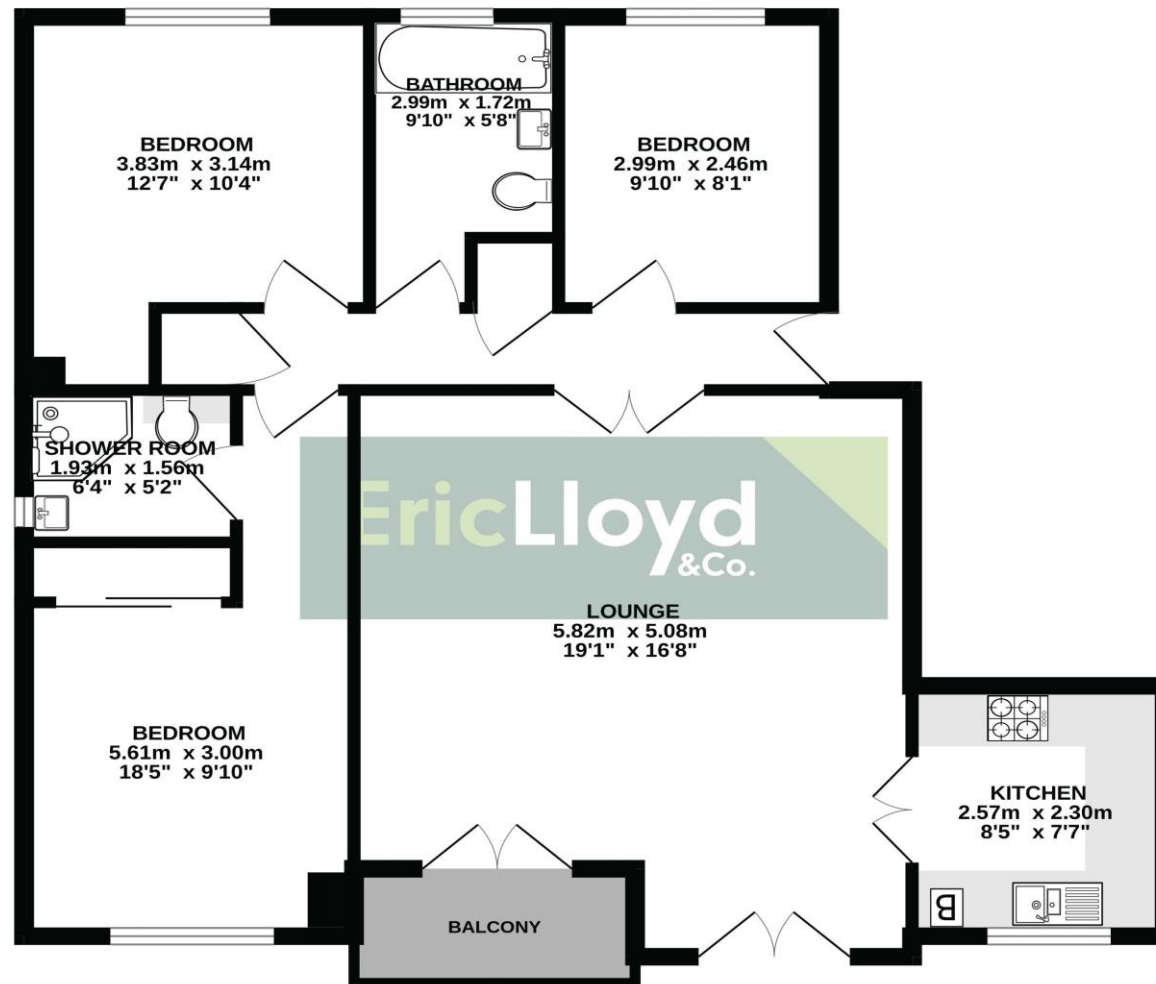
Offered to the market with **NO ONWARD CHAIN**, this superb apartment combines space, practicality, and breathtaking views in an exceptional waterside setting. Rarely do properties in this prestigious development become available, particularly those boasting such outstanding harbour and sea vistas along with an allocated parking space and large garage.

Early viewing is highly recommended to fully appreciate the quality, location, and lifestyle opportunity on offer at this remarkable Brixham home.

The property is offer for sale to include all furniture with the exception of personal items.

Lease information: The property is held on a 999 year lease from 1st December 1997. There is a Peppercorn ground rent. The annual service charge £3,613. The property is currently holiday let, however this is prohibited for any future buyer. Longer term letting is allowed. Pets are allowed.

ENTRANCE FLOOR
77.8 sq.m. (837 sq.ft.) approx.



TOTAL FLOOR AREA : 77.8 sq.m. (837 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: C

COUNCIL TAX BAND: F

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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