

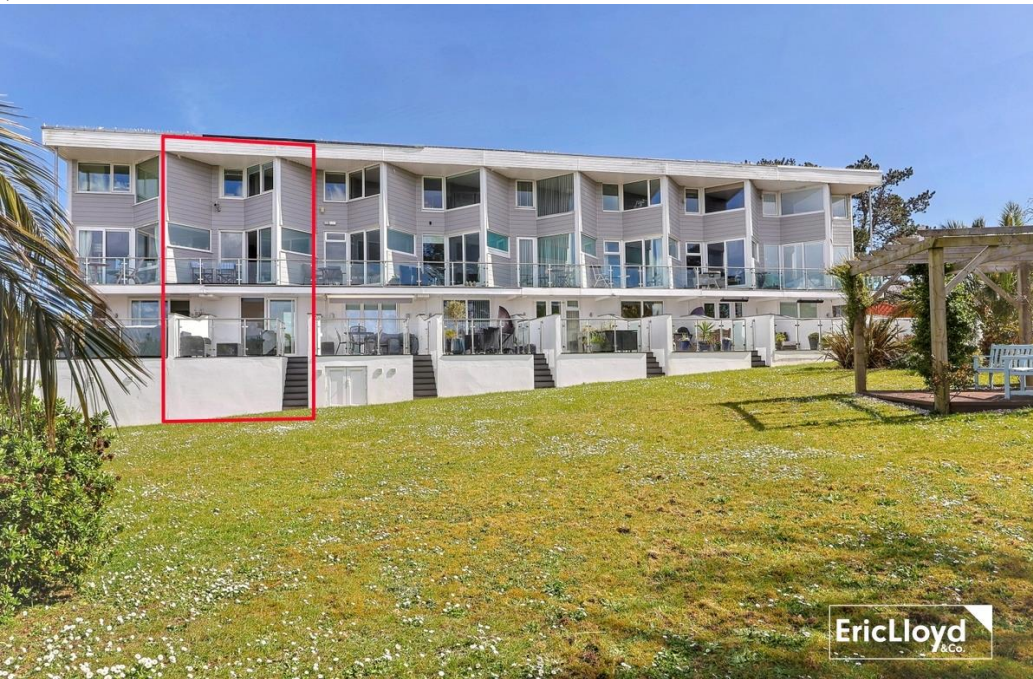


Marina Court Heath Road, Brixham, TQ5 9AT

EricLloyd
&Co.

www.ericlloyd.co.uk

£479,950 Freehold



This impressive and contemporary **THREE BEDROOM TERRACED HOUSE**, has been thoughtfully arranged over three floors and enjoys breathtaking coastal views across Brixham breakwater and Torbay. Offered for sale with **NO ONWARD CHAIN**, the property presents an excellent opportunity for both permanent living or as a coastal retreat.

Situated on the quiet and sought-after Berry Head side of town, the property enjoys a superb coastal location. Berry Head Nature Reserve is within walking distance in one direction, offering scenic walks and dramatic clifftop views, while in the opposite direction are Breakwater Beach, Brixham Marina, and the bustling harbour and town centre with its range of shops, restaurants, and amenities.

Marina Court itself is an exclusive community of just 8 contemporary town houses all with accesses to beautifully kept communal gardens.

The accommodation begins on the ground floor, where a welcoming entrance carport allows covered access and parking. This level provides access to a downstairs bedroom or day room, with mirror fronted wardrobes, this is accompanied shower room, ideal for guests or convenient day-to-day use. Sliding patio doors lead from the bedroom onto the modern composite decking with sleek glass and stainless steel railings provide a beautiful spot to sit and enjoy the open views. Steps lead down to the communal garden, offering an attractive outdoor space to relax and enjoy the surroundings.

The middle floor forms the heart of the home, comprising a bright and spacious open-plan kitchen, dining, and living area. This sociable space is perfectly suited for modern living and entertaining, with ample room for a full range of lounge and dining furniture. The living area opens onto a front-facing balcony with stylish stainless steel and glass railings, ideally positioned to take in uninterrupted sea views across Torbay, along Brixham breakwater, and towards Torquay. The contemporary kitchen is finished in high-gloss white units with granite-effect worktops and comes superbly equipped with an electric hob and cooker hood, stainless steel sink, integrated dishwasher, integrated oven and microwave, as well as an integrated fridge and freezer. A generous ladder-style cupboard provides excellent additional storage.

On the top floor are two well-proportioned bedrooms. The principal bedroom is a standout feature, enjoying stunning panoramic sea views across Brixham Harbour and out to open water. It also benefits from a built-in mirror-fronted wardrobe along with an additional single wardrobe. The second bedroom enjoys a quieter rear aspect and includes built-in wardrobes. Positioned between the bedrooms is a family bathroom, fitted with both a separate shower and a full-sized bath, along with a useful cupboard housing the gas boiler.

This stylish home combines modern design, practical living space, and exceptional coastal views in a highly desirable location.

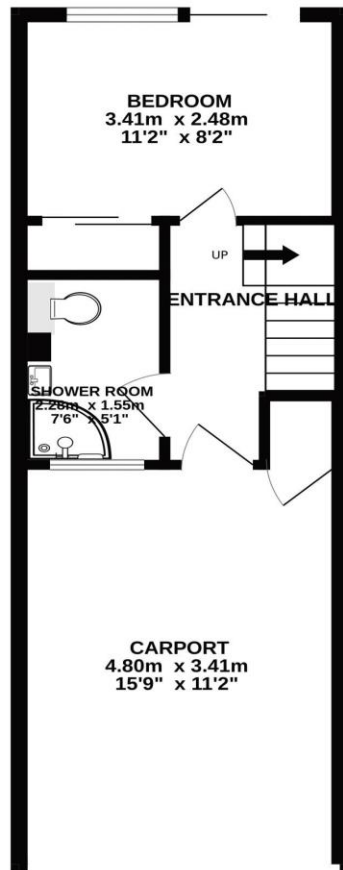
AGENTS NOTE:

The house is held on a freehold title. The communal gardens are also held on a freehold title owned by Marina Court Land Company of which each owner has a 1/8th share. There is a £70 per month fee which covers public liability on the communal garden. Window cleaning, communal bin cleaning and gardening.

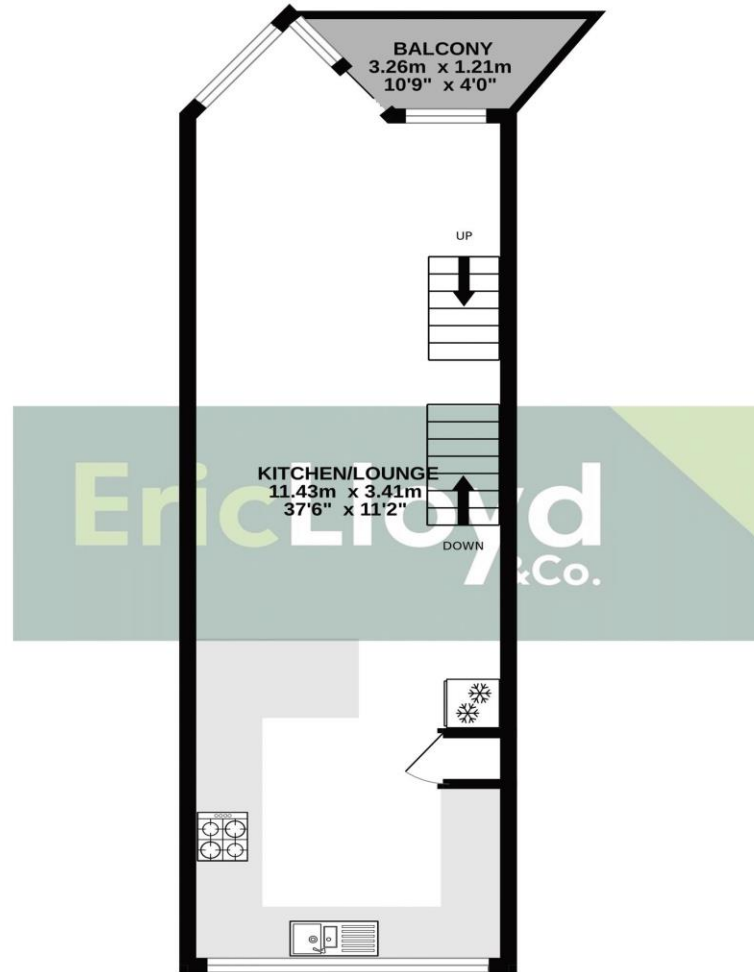
Please note the roof was replaced in October 2025.



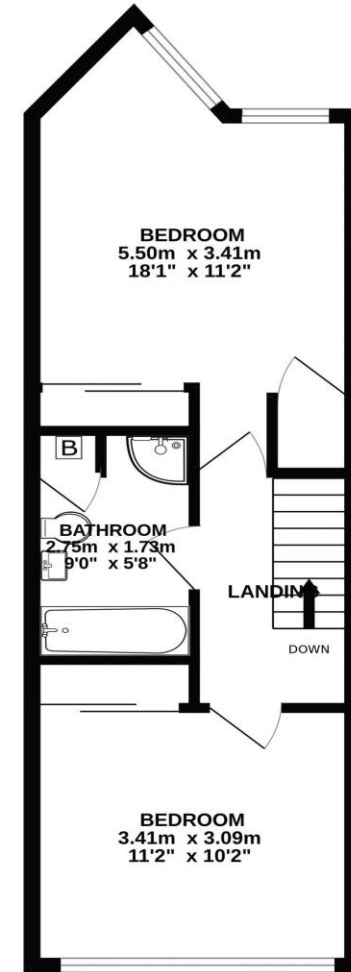
GROUND FLOOR
34.7 sq.m. (374 sq.ft.) approx.



1ST FLOOR
36.1 sq.m. (389 sq.ft.) approx.



2ND FLOOR
36.1 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA : 107.0 sq.m. (1152 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: C

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

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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