

51 HIGHER STREET BRIXHAM



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



51 HIGHER STREET

Nestled in the very heart of the historic fishing town of Brixham, this charming three-storey townhouse offers an idyllic coastal lifestyle with breathtaking, uninterrupted views overlooking the bustling harbour and famous fish market.

Spanning three well designed storeys, the property perfectly blends character charm with highly flexible modern living, making it an ideal permanent residence, secondary home, or premium holiday investment.

The property is approached via a charming and private entrance courtyard that sets a welcoming tone before you step into the inviting entrance hallway. The ground floor flows naturally into the principal living space, starting with a bright and elegant sitting room. This space features a classic bay window that frames the captivating harbour views, anchored by a handsome feature fireplace. The open-plan kitchen is equipped with a generous range of wall and base units, leading seamlessly into a wonderful conservatory. Complete with a warming woodburner, this area functions as a wonderful year-round dining or relaxation space, where double doors open onto a private balcony—the perfect spot for a morning coffee while watching the heritage trawlers come in.

The staircase leads up to a well-proportioned first floor dedicated to rest and relaxation. Here, you will find two excellent-sized, bright double bedrooms, one of which benefits from convenient built-in storage. These rooms are served by a well-appointed, modern family bathroom.

Rising to the second floor, the top tier of the home offers versatility and could easily function as a self-contained penthouse guest suite or the ultimate elevated entertaining space. This level comprises a third good-sized bedroom with built in storage, a separate modern shower room, and a light filled open-plan kitchenette and living area. Designed to maximise its commanding position, double doors open from this secondary living space onto an additional private balcony, offering the most dramatic, panoramic vistas over the water, the breakwater, and the town below.

Perfectly positioned within walking distance of Brixham's pubs and restaurants, boutique shops, and scenic coastal paths.

Brixham is a picturesque and historic fishing town beautifully situated on the south coast of Devon and renowned for its bustling harbour, fishing heritage and attractive waterfront. The town offers an excellent range of independent shops, cafés, restaurants, pubs and galleries, together with a good selection of everyday amenities. The surrounding area provides an abundance of stunning coastal and countryside walks, with several beautiful beaches and secluded coves within easy reach.

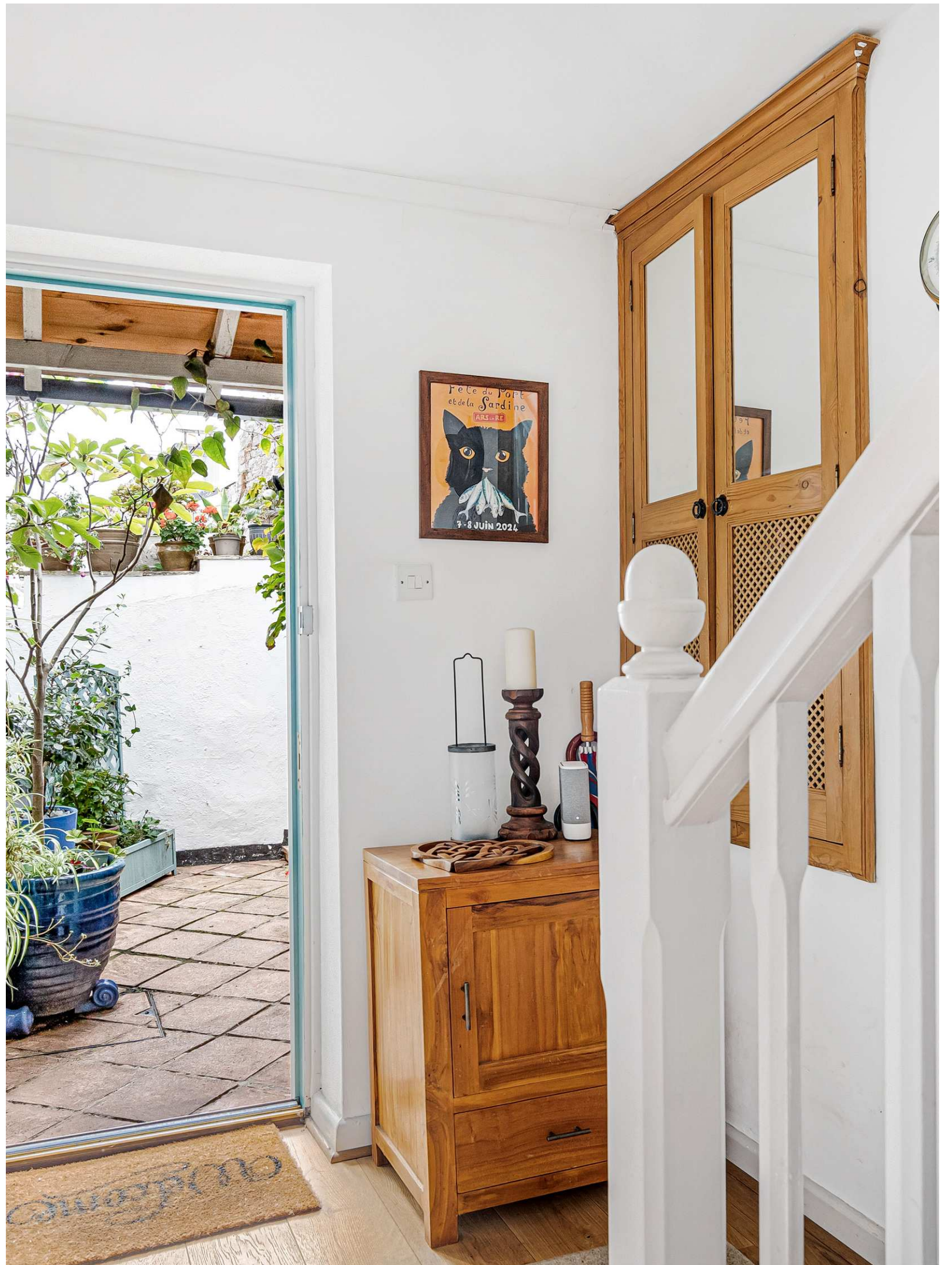
Brixham is ideally positioned for enjoying the many attractions of the English Riviera, with Torquay and Paignton both within easy reach. There are several excellent golf courses in the surrounding area, while mainline railway connections to London Paddington can be made locally at Paignton, approximately 7 miles away. Access to the A380 and wider Devon road network is approximately 10 miles away.





KEY FEATURES

- Stunning panoramic views overlooking Brixham's historic harbour and bustling fish market
- Highly versatile accommodation arranged over three beautifully presented floors
- Two private balconies perfectly positioned to maximise the elevated coastal vistas
- Spectacular rear conservatory complete with a warming woodburner for year-round enjoyment
- Bright principal living room featuring a classic bay window and character fireplace
- Second-floor kitchen and living space offering excellent potential for a self-contained guest suite
- Charming entrance courtyard providing a welcoming and private approach to the property
- Prime central location situated just moments from local seafood restaurants, boutiques, and coastal paths





PROPERTY DETAILS

Property Address

51 Higher Street, , Brixham, Devon, TQ5 8HL

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: E Potential: D

Council Tax Band

B

Tenure

Freehold

Authority

Torbay Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the Marchand Petit office take the Higher Ferry to Kingswear. Follow the A379 up the hill and out of Kingswear towards Brixham. Go straight across at the roundabout and after a couple of miles turn right at Churston towards Brixham. At the junction take the left hand lane signposted towards the harbour and at the traffic lights at the end of New Road turn left in to Market Street, then follow the one way system in to the main car park. On foot from the main car park proceed on to Apters Hill and turn right in to Higher Street. The property will be found approx. half way along on the right hand side

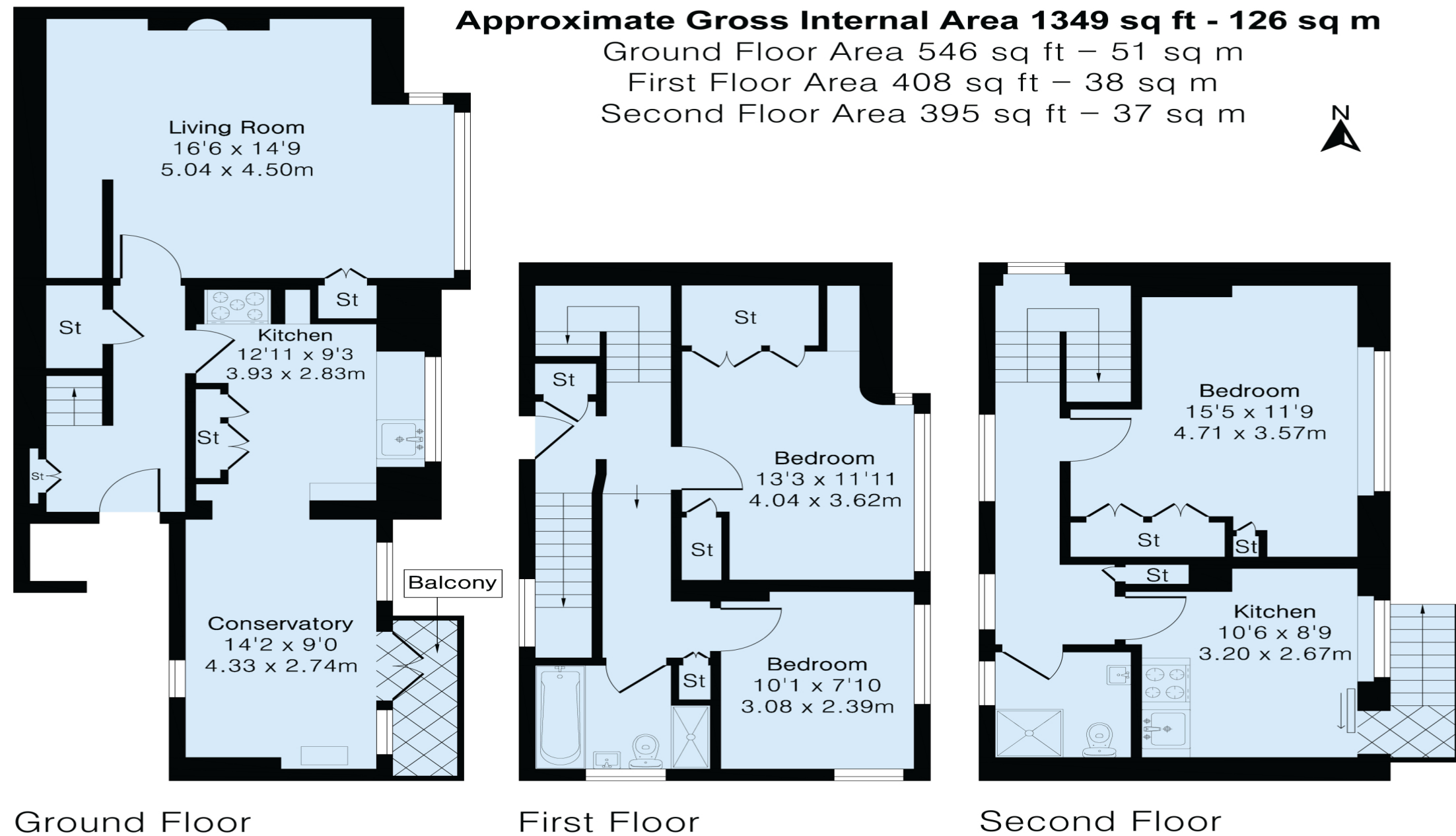
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth.
Tel: 01803 839190.



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FLOOR PLAN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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