



Apt 2 , Fishermans Loft, 4 The Quay, Brixham, TQ5 8AW

**EricLloyd**  
&Co.

[www.ericlloyd.co.uk](http://www.ericlloyd.co.uk)



## £250,000 Leasehold

This **TWO BEDROOM FIRST FLOOR APARTMENT** is a beautifully positioned coastal property located right on the water's edge in the very heart of Brixham's historic inner harbour. Enjoying breathtaking panoramic views across the bustling harbour and the famous fish quay, this exceptional property offers an enviable lifestyle in one of South Devon's most sought-after waterfront locations. With the vibrant marina, cafes, restaurants and town centre amenities all just moments away, the location is simply second to none.

Accessed via communal stairs rising to the entrance door, the apartment immediately welcomes you into an inviting entrance hall featuring an attractive glass block wall which allows natural light to flow through the space while adding a stylish architectural feature.

The accommodation is both comfortable and well designed, offering a warm and homely feel throughout. The bathroom is cosy and practical, fitted with a bath, pedestal wash basin and W.C.

There are two bedrooms. The master bedroom benefits from built-in wardrobes, providing excellent storage, along with a charming Juliet balcony to the rear. Completing the principal bedroom is a private en-suite shower room, adding further convenience and appeal. The second also benefits from a Juliet balcony to the rear and currently houses a bunk bed to maximise space.

The true heart of the home is the superb open plan living space, perfectly arranged to make the very most of the spectacular harbour views. Large windows frame the ever-changing waterfront scene, creating a wonderful place to relax, entertain or simply watch the fishing boats and harbour activity below. The open layout provides ample room for both lounge and dining areas while seamlessly connecting to the kitchen.

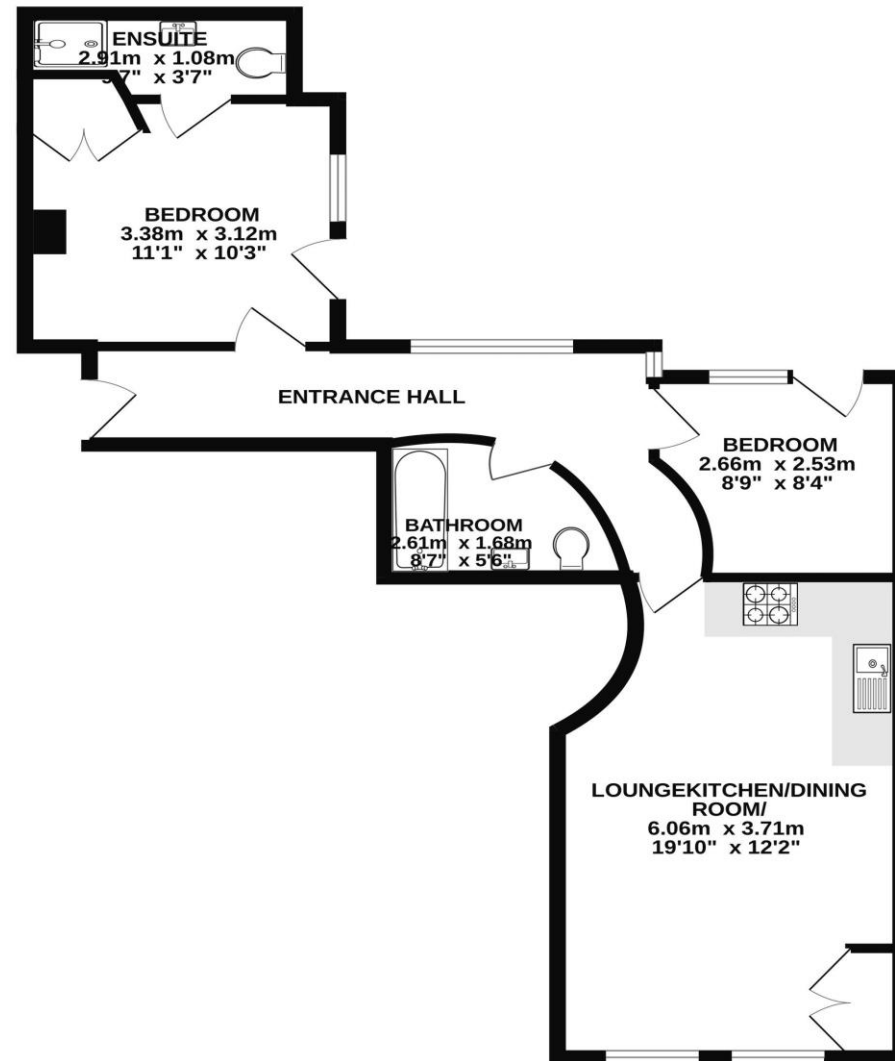
The kitchen is fitted with a range of wood effect units complemented by granite effect worktops, offering both functionality and style. Well planned and practical, the space works perfectly for modern day living.

Offered for sale with **NO ONWARD CHAIN**, this property presents an exciting opportunity to acquire a superb waterfront apartment ideal as a permanent residence, holiday home or investment property. Rarely do properties in such a prime harbour-side setting become available, making this a truly special opportunity to enjoy the very best of coastal living in beautiful Brixham.

Lease information. The property is held on a 999 year lease from January 2004. Annual maintenance charges are £936, along with £300 contribution towards buildings insurance, £120 contribution towards communal wifi and £50 ground rent. Long term letting and holiday letting are permitted. Pets not allowed.



ENTRANCE FLOOR  
54.1 sq.m. (582 sq.ft.) approx.



TOTAL FLOOR AREA : 54.1 sq.m. (582 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.  
Made with Metropix ©2025





ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

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

01803 852773

42 Fore Street, Brixham, TQ5 8DZ  
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE  
churston@ericlloyd.co.uk

**EricLloyd**  
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.