



Flat 1, The Haven 75 Berry Head Road, Brixham, Devon, TQ5 9AA
Leasehold - Share of Freehold Flat - Ground Floor
£215,000

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Occupying a truly enviable elevated position within an elegant Victorian building, this quite exceptional ground floor apartment enjoys commanding views over the harbour, breakwater and open sea beyond. Situated adjacent to the historic WW2 landing site, now known as Churchill Gardens, and directly above the lifeboat station, the property offers a front-row seat to the vibrant, ever-changing theatre of harbour life.

This charming home presents many of the key ingredients so often sought by buyers: spectacular sea views, private outdoor space, allocated parking, generous accommodation and convenient access to the town and its amenities. Uniquely, the apartment benefits from completely level access from its allocated parking space directly to the front door. Upon entering, a particularly spacious entrance hall immediately sets the tone for the accommodation. This versatile space offers clear potential to create a second bedroom, which could benefit from ensuite facilities thanks to the existing separate WC.

An inner hallway leads to the remainder of the accommodation. The kitchen is compact yet functional, offering scope for reconfiguration or enhancement to suit modern tastes. The wet room is also of a good size and, while perfectly serviceable, would now benefit from modernisation. The generous double bedroom enjoys excellent built-in storage and captures delightful views through the adjoining sun room towards the breakwater and beyond.

Undoubtedly the showpiece of the home is the magnificent living room. A striking circular bay window frames an outstanding panoramic view across the inner harbour, creating a truly impressive living space. The room flows seamlessly into a charming sun room to the front — an idyllic vantage point from which to relax and take in the bustling harbour activity and coastal scenery. Adding further appeal, the property also boasts a private front-facing garden and patio area — a rare feature for apartments of this nature — perfectly positioned to enjoy the spectacular outlook and some truly memorable sunsets.

Further benefits include gas central heating and UPVC double glazing. The property is offered with no onward chain. The property is held on a 999 year lease. The flat will be sold with the added benefit of 1/5 share of freehold. Peppercorn ground rent. Maintenance charge of £75 pcm including building insurance. No holiday letting, long term letting or winter letting allowed. Pets allowed (with permission).

Council Tax Band: C

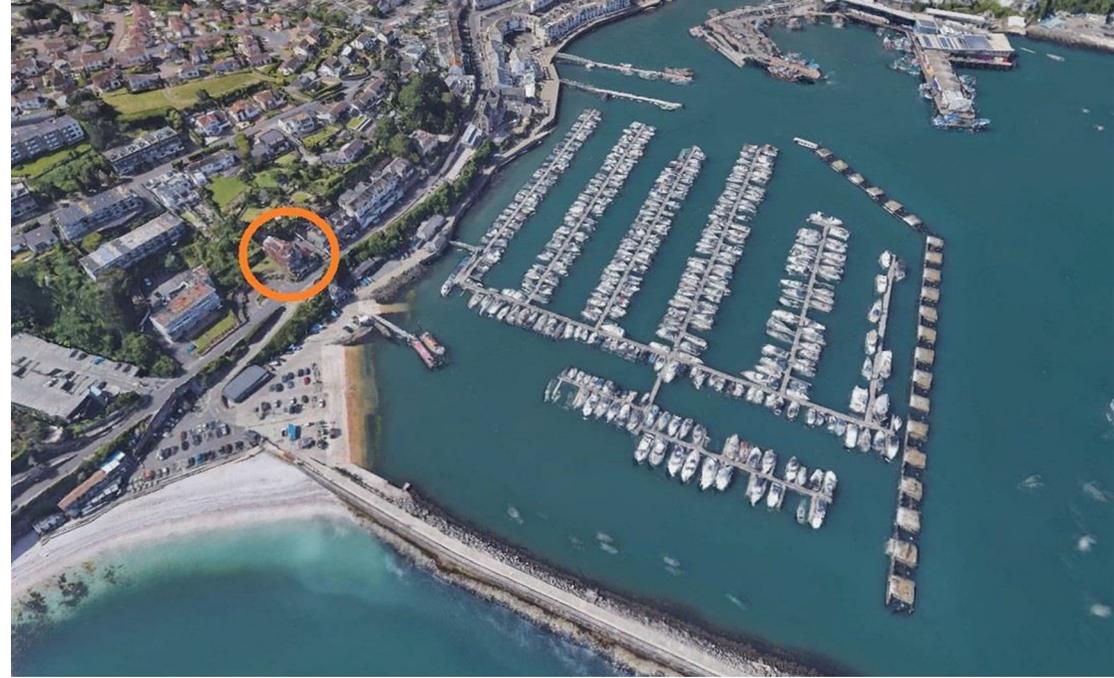


- Garden, Sea Views And Parking!
- Stunning Harbour Views
- With No Onward Chain

- One Bed / Ground Floor Flat
- Plenty Of Victorian Character
- Share/Freehold - Council Tax Band C

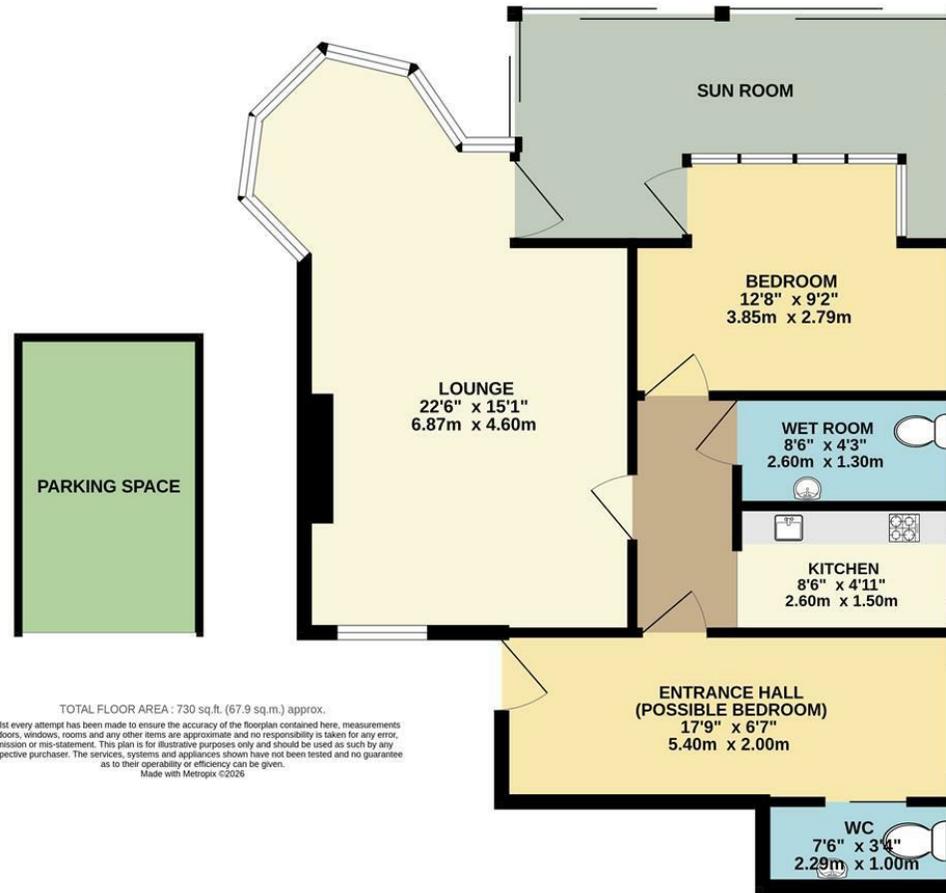


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GROUND FLOOR
730 sq.ft. (67.9 sq.m.) approx.



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:

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Most energy efficient - lower running costs | | | |
| (91-100) A | | | |
| (81-90) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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