



11 Dalverton Court, Blackball Lane, Brixham, Devon, TQ5 8AY
Leasehold Apartment
£379,950

boycebrixham
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- Exceptional Marine Apartment
- Beautiful Turn-Key Condition
- Secure Under Cover Car Parking

- Three Double Bedrooms
- Large Balcony w/ Views
- Leasehold / Council Tax Band D

Positioned within the highly regarded and exclusive development of Dalverton Court, this exceptional top-floor apartment has been comprehensively transformed in recent years to create a stunning contemporary coastal home of real quality and style. Occupying a prized southerly position within this select block of just 18 apartments, No.11 enjoys truly breathtaking panoramic views stretching across Brixham's Outer Harbour, The Marina, Breakwater and much of Torbay, all beautifully framed through expansive picture windows and from the covered balcony — an idyllic vantage point to watch the constant activity of the port below.

The current owners have undertaken an extensive programme of refurbishment, taking the apartment back to its core and thoughtfully reimagining the interior throughout. The result is an impeccably presented modern marine apartment finished with a sophisticated, high-end feel and an impressive attention to detail. Major improvements include a stylish new kitchen, luxurious new bathroom, the addition of an ensuite WC to the principal bedroom, upgraded insulation to the external walls, a modern electric underfloor heating system, and replacement double glazing throughout. Particularly impressive are the contemporary sliding windows opening between the dining area and balcony, creating a seamless social entertaining space that perfectly complements the stunning waterfront outlook.

The spacious accommodation is both light-filled and versatile, with the principal living spaces all carefully positioned to maximise the outstanding views on offer. Two of the three double bedrooms also enjoy open outlooks across the harbour and coastline, while all bedrooms are generous enough to comfortably accommodate double beds. The apartment is finished throughout in a tasteful contemporary style, perfectly suited to modern coastal living.

Dalverton Court itself is ideally located just moments from Brixham's vibrant Inner Harbour, with the level waterfront walk leading easily to an excellent selection of cafés, restaurants, pubs and marina-side amenities. Despite its wonderfully convenient position, the development enjoys a tucked-away and peaceful setting, making it ideal as either a main residence, luxurious holiday retreat or high-quality lock-up-and-leave apartment.

Further benefits include secure under-cover parking accessed via electronic doors, with Apartment 11 enjoying its own generously sized allocated bay, as well as secure private storage. Residents also have use of a communal outside seating area accessed from the parking level, while a central staircase provides covered access directly to the apartment.

Three-bedroom apartments within Dalverton Court are exceptionally rare and seldom available to the open market, particularly examples finished to such an exacting standard. Offered for sale with NO ONWARD CHAIN, this is an outstanding opportunity to acquire one of Brixham's finest waterfront apartments.

The apartment is leasehold, held on a 999-year lease from 1961. Service charge for the year 25/26 is £2250.



Council Tax Band: D

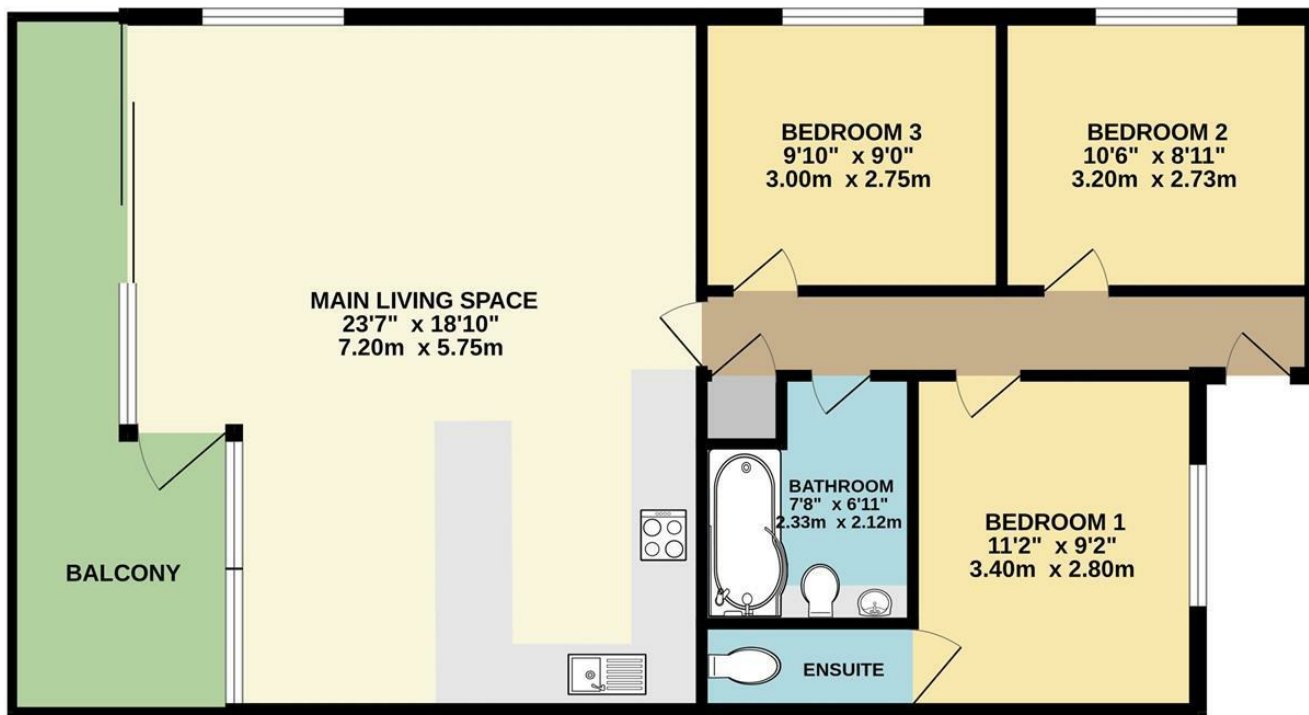


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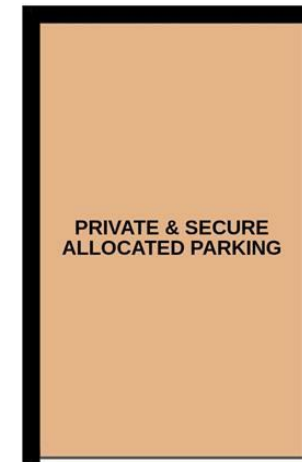


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SECOND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



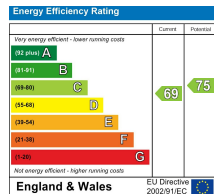
BASEMENT
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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: C



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