

3 Mariners View 4 Berry Head Road, Brixham, TQ5 9AG
Leasehold - Share of Freehold Apartment
£550,000

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Mariners View is a bespoke development of four luxury apartments, completed in 1991. Each apartment comes with its own garage, featuring an electronically operated door, while access to the property is via a secure main galleried lobby. The development boasts some of the most stunning coastal vistas in Torbay, offering a 180-degree panoramic view of the bay. Apartment No. 3 is no exception, offering spectacular views not only from the main vaulted living area but also from both bedrooms, all of which open onto a sea-facing balcony.

The views are truly exceptional, encompassing Brixham Harbour and Marina, stretching along the coastline to Goodrington, Paignton, Torquay, and continuing around the bay past Thatcher Rock and along the East Devon coastline.

Situated on the top floor, this apartment is designed for ease of living, with only a few steps from the level road entrance to the front door, making it an ideal choice for those looking for a seaside retirement or anyone who prefers minimal stairs.

The accommodation is spacious, featuring a generous living area that comfortably accommodates both a lounge and dining area. The apartment is flooded with natural light, enhanced by its vaulted ceilings, and feels exceptionally roomy. A large floor-to-ceiling window at the far end of the room follows the apex of the ceiling, providing immediate access to the breathtaking views. The curved walls of the living space and kitchen, reminiscent of a ship's bridge, add a unique touch of character to this already remarkable room.

The kitchen is thoughtfully designed to make the most of the available space, with ample room for a breakfast table and plenty of countertop area for cooking or entertaining. It is equipped with extensive storage and space for appliances, alongside a separate laundry/utility room which also houses the gas combi boiler.

2 2 1

- Luxury Purpose Built Apartment
- 2 Double Bedrooms
- Main En Suite + Extra Bathroom
- Good Size Kitchen & Separate Utility
- Panoramic Coastal Views
- Large Sea View Balcony
- Impressive Vaulted Living Space
- Secure Garage Parking









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The apartment offers excellent storage, including a large loft area that is partially boarded out, providing additional space for storage. There are two bedrooms, the master of which enjoys a dual aspect, filling the room with natural light, offering magnificent views, and providing direct access to the sea-view balcony. The master bedroom also features generous built-in wardrobe space and a spacious walk-in en suite bathroom.

The second bedroom is also a good-sized double and enjoys both direct access to the sea-view balcony and impressive views. There is a separate bathroom, featuring a recessed bath set into a curved wall area, along with a sink and WC.

The garage is spacious enough to accommodate a car, with additional room for a workbench and tools. The garage is divided into two sections, with the neighbouring space beyond.

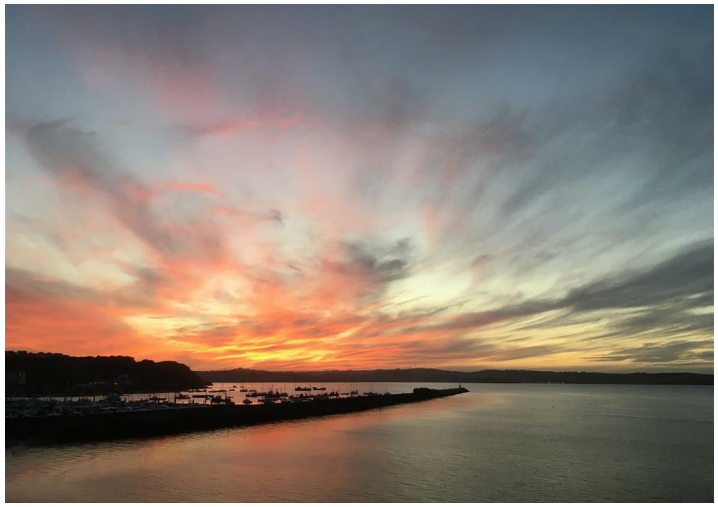
The location will appeal to those wanting to be close to the South West Coastal Path, where you can enjoy the dramatic cliff scenery of Berry Head Country Park. Alternatively, a level walk in the opposite direction will take you to the marina walk or the invigorating sea air of the breakwater walk. Nearby, you'll find beaches and an outdoor seawater swimming pool. For those looking for mooring facilities, Brixham Deep Water Marina offers some of the best in the bay.

For golf enthusiasts, Churston Golf Club offers fantastic parkland with views of the coast. The area is also home to many fine restaurants and eateries. Brixham's ferry services provide quick access to Torquay, with its excellent shopping and theatre. For commuters, Paignton's mainline train station offers direct connections to the rest of the country via Newton Abbot.

The property is leasehold, (125 years from 1992) with each apartment owning a quarter share of the Freehold. Maintenance is currently £1,500 per annum including the ground rent.

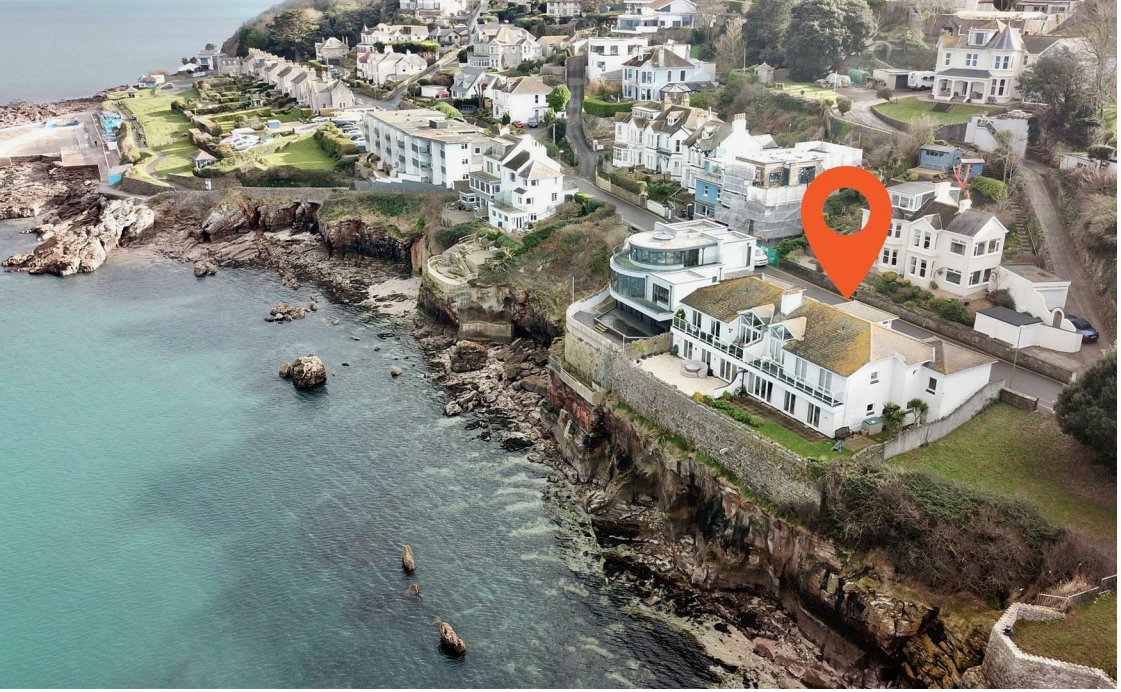




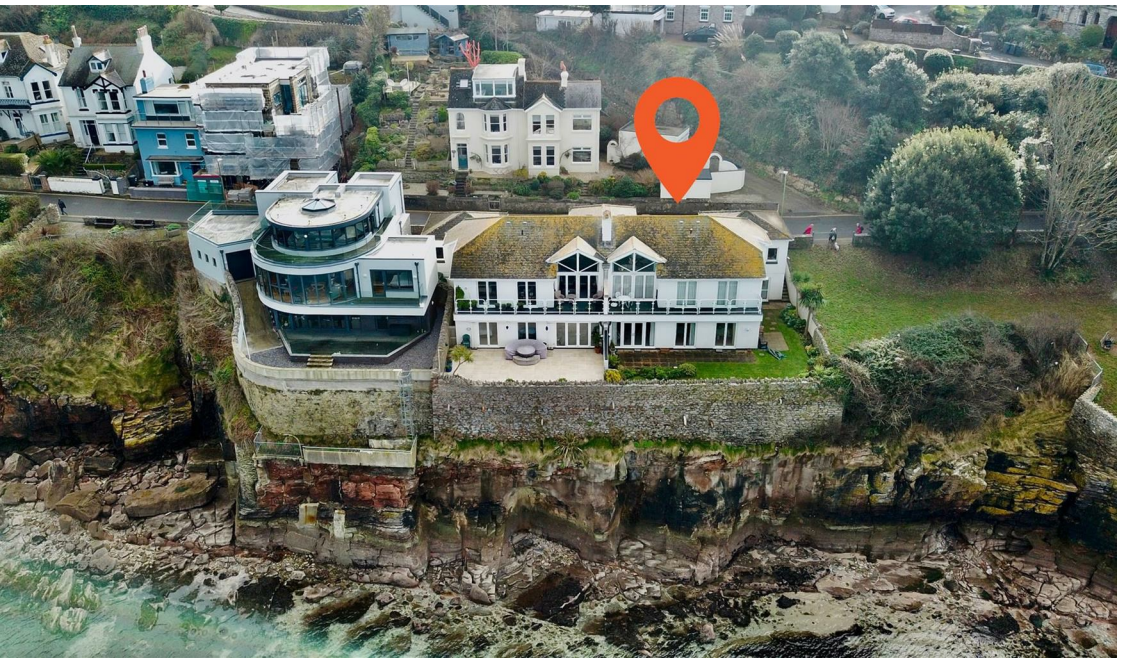




Council Tax Band: F





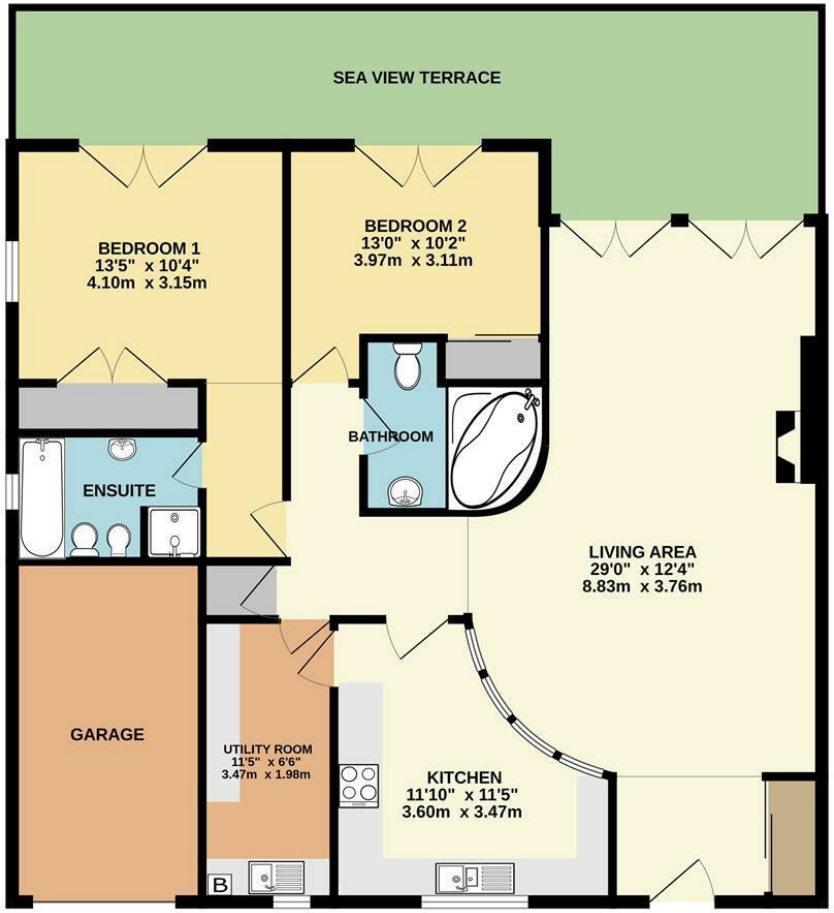




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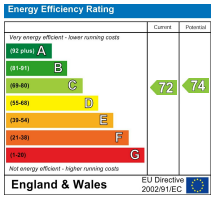
GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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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