

9 Moorings Reach, Brixham, TQ5 9TB
Leasehold Flat - Ground Floor
Asking Price £450,000

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Positioned in one of Brixham's most sought-after coastal developments, this exceptional waterfront apartment at Moorings Reach offers a rare opportunity to acquire a home that perfectly balances lifestyle, location and outlook. Set directly on the water's edge, the property enjoys uninterrupted views across the marina, harbour and sweeping bay, creating an ever-changing coastal backdrop from morning through to sunset.

Moorings Reach itself is steeped in history, occupying the former site of Uphams Shipyard—widely regarded as the birthplace of the modern fishing industry. Today, it stands as an award-winning development, carefully designed to honour its maritime heritage while providing a high-quality residential environment. Its reputation as one of Brixham's premier addresses continues to endure, appealing to those seeking both tranquillity and convenience.

Number 9 is among the largest apartments within the development and occupies a prime ground floor position, located to the right-hand side when viewed from the seaward aspect. This enviable placement allows for a particularly strong connection to the waterfront, with direct access to outdoor space and uninterrupted sightlines across the harbour.

Having been owned by our client since new, the apartment has been meticulously cared for and thoughtfully updated over time. Recent improvements include a sleek, contemporary kitchen and a stylish en-suite shower room, both designed to complement the coastal setting while offering modern comfort and practicality.

The approach to the property is both secure and convenient, with access available via a communal lift or a well-maintained staircase. Upon entering, the apartment immediately presents a sense of space and light, with a well-considered layout that maximises both flow and functionality.

The kitchen is a standout feature—modern, well-appointed and perfectly positioned to take advantage of the views. It opens directly onto a superb full-width terrace that spans the front of the apartment, creating a seamless indoor-outdoor living experience. This is an ideal setting for al fresco dining, morning coffee, or simply enjoying the sights and sounds of the harbour.

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- Prestigious waterfront development
- Front and rear terraces
- Allocated parking space
- Spacious three-bedroom ground floor apartment
- Modern kitchen with direct terrace access
- Principal bedroom with stylish en-suite









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Adjoining the kitchen, the living and dining area offers a generous and versatile space, flooded with natural light. Large windows and direct terrace access ensure that the panoramic coastal views remain a constant focal point, enhancing both everyday living and entertaining.

The accommodation comprises two well-proportioned double bedrooms, each benefitting from built-in wardrobes. The principal bedroom enjoys the added luxury of a contemporary en-suite shower room, providing a private and refined retreat within the home.

A third single bedroom offers flexibility, whether used as a guest room, home office or hobby space. Uniquely, this room also benefits from access to a secondary terrace—an increasingly rare feature that provides additional private outdoor space and further enhances the apartment's appeal.

The family bathroom, presented in its original finish, has been exceptionally well maintained and serves the remaining bedrooms. Its generous proportions offer scope for future enhancement, should a purchaser wish to further personalise the space.

Externally, the property benefits from an allocated parking space—an invaluable asset within such a central waterfront location. The development is also ideally positioned with the South West Coast Path running directly in front, offering immediate access to some of the region's most scenic coastal walks.

Held on a 999-year lease from December 1997 with no ground rent payable, the apartment represents a secure and long-term investment. The 2026/2027 service charge is £2993, this includes buildings insurance, communal upkeep, estate costs and contributions to a reserve fund. The development is designated for private residential use only, with holiday letting not permitted.









Council Tax Band: F







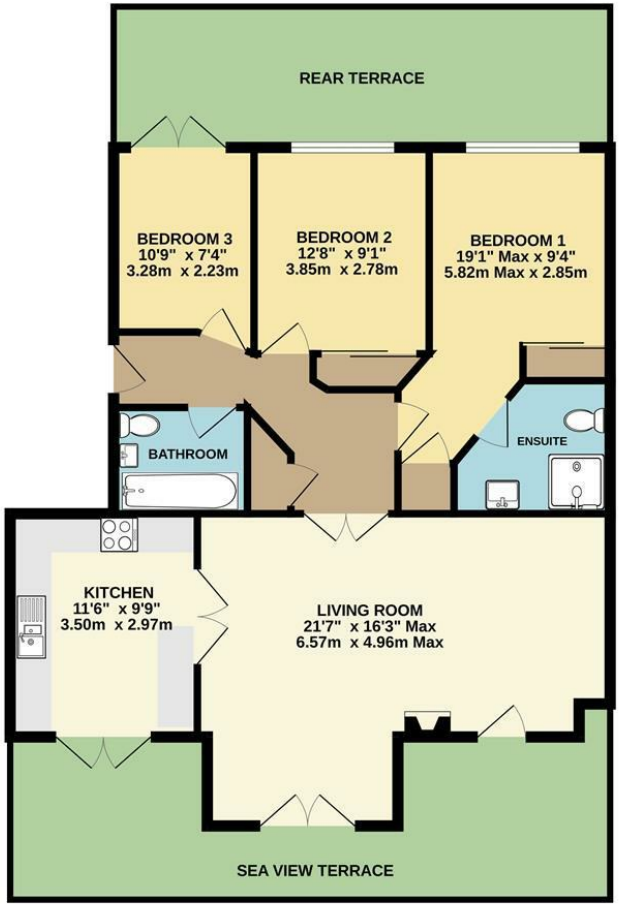
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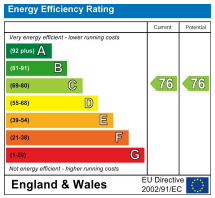
GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.

TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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