



3 Berry Head House, Brixham, Devon, TQ5 9FH
Leasehold Apartment - Purpose Built
£425,000

boycebrixham
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A rare opportunity to purchase a superb ground-floor apartment within the prestigious Berry Head House development, occupying an enviable front-row coastal position with outstanding views across the English Channel. A major advantage is the completely level access, with no steps or stairs, making this an excellent choice for those seeking convenient single-level living.

The apartment enjoys a wonderful south-easterly aspect, with the spectacular sea views complemented by surrounding countryside and open fields. Not one, but two generous sea-view terraces provide the perfect place to sit outside and enjoy the ever-changing coastal outlook and sunshine throughout much of the day.

Berry Head House sits immediately alongside the South West Coast Path, providing wonderful walks towards Berry Head National Nature Reserve and nearby St Mary's Bay. Brixham's harbour and town centre are approximately one mile away, with a regular bus service running through nearby Sharkham Village.

Internally, the apartment is spacious, light and finished to an excellent standard. There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite and access to the larger terrace, together with a separate family bathroom servicing the rest of the property. The main living areas are positioned to make the most of the magnificent sea views, with access onto the terraces creating a fantastic indoor-outdoor living space feel.

The well-appointed kitchen features integrated appliances (including two fridges, induction hob and mid-height electric oven) as well as plenty of cupboard and worktop space, whilst a separate utility/laundry cupboard provides space for a washing machine and storage.

The property is held on a 999-year lease from 2007, with a service charge of approximately £2000 per annum and ground rent of £125 per annum. Pets are permitted subject to notifying the management company. Short-term holiday lets are not permitted, although shorthold residential letting is allowed. There are two private allocated parking spaces opposite the front door for added convenience.

With its spectacular coastal outlook, sought-after Berry Head location and the significant benefit of completely level, ground-floor access, this is a particularly appealing and rarely available coastal apartment.

Council Tax Band: D



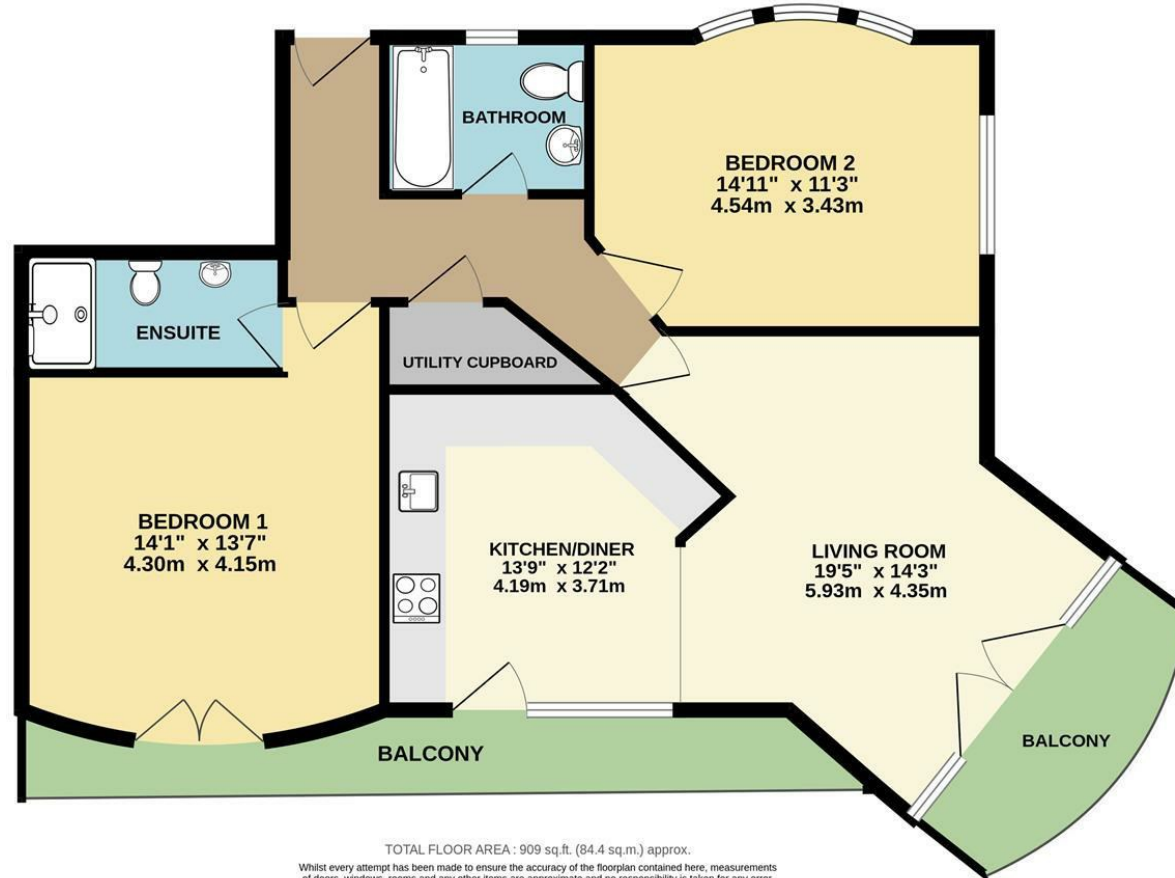
- Luxury 2-Bed Level Apartment
- Two Off Road Parking Spaces
- Offered With No Onward Chain
- Striking Sea & Rural Views
- Stylish & Well Presented
- Leasehold / Council Tax Band D



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GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C		79	79
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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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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