



Roxburgh Victoria Road, Brixham, TQ5 9AR

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£229,950 Leasehold

An Exceptional **Top-Floor Flat** with **Panoramic Sea, Coastal and Waterfront Views**.

Flat 9 at Roxburgh, positioned on the top floor of this well-regarded building on Victoria Road, offers an exceptional opportunity to acquire a beautifully refurbished apartment with some of **the finest 180-degree sea, coastal and waterfront views in Brixham**.

From its elevated vantage point, the flat enjoys uninterrupted outlooks across Tor Bay, the marina, harbour entrance and sweeping coastline beyond an ever-changing scene of light, colour and maritime activity.

The property has been thoughtfully modernised throughout in a clean, contemporary style, with a strong emphasis on natural light, open-plan living and maximising the remarkable views. The property is all electric with modern wall mounted electric heaters, electric shower and undercounter hot water boiler for the living space. The flooring is finished with stylish herringbone wooden-style flooring that immediately adds warmth and character.

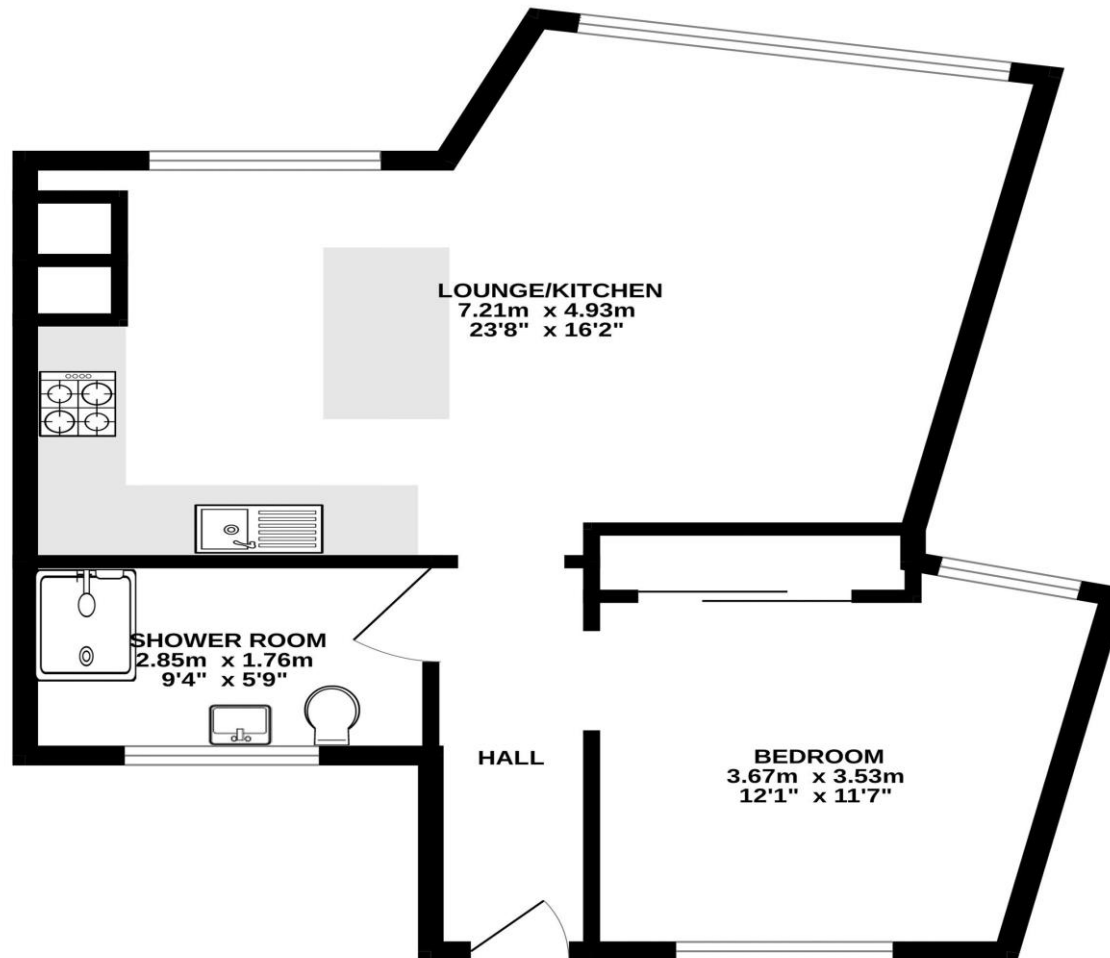
On entering the flat, you step into the welcoming entrance hall which has useful built in storage space this leads to the open-plan living space, a superb room. Two large picture windows frame the breath-taking seascape and flood the room with light, creating an uplifting and serene environment. The lounge area offers ample space for soft seating and enjoys an uninterrupted front-aspect view an idyllic setting for relaxation or entertaining. Seamlessly flowing from the lounge is the modern fitted kitchen, meticulously designed with crisp white wall and base cupboards and complemented by marble-effect countertops and upstands. The central island/breakfast bar provides additional workspace, storage, and a sociable dining spot, all while allowing you to enjoy the coastal outlook as you cook or gather with friends. Integrated appliances include a fridge/freezer, washing machine, and a built-in electric oven with hob, ensuring both practicality and sleek presentation.

The double bedroom is another highlight, benefiting again from a front-facing window with superb sea views. Waking up to such an outlook is a delight in itself. The room is well proportioned and features a modern part-mirrored double wardrobe, offering excellent storage while enhancing the sense of space and light. A second window to the front adds further brightness and frames the coastal scenery from a different angle. The accommodation is completed by a beautifully finished contemporary shower room/WC, fitted with a walk-in shower and modern sanitaryware, perfectly in keeping with the properties stylish and cohesive design.

Externally, residents benefit from a communal garden area to the front of the building an ideal place to sit, relax and fully appreciate the outstanding views across the bay. The property also includes a car parking space, ensuring convenience for those who drive while retaining easy access on foot to nearby amenities.

The location is outstanding. The Breakwater, Marina, and Brixhams bustling town centre are all just a short stroll away, placing cafes, restaurants, coastal paths, and everyday essentials within effortless reach. Berry Head Country Park, with its dramatic headland walks and wildlife, is also close by.

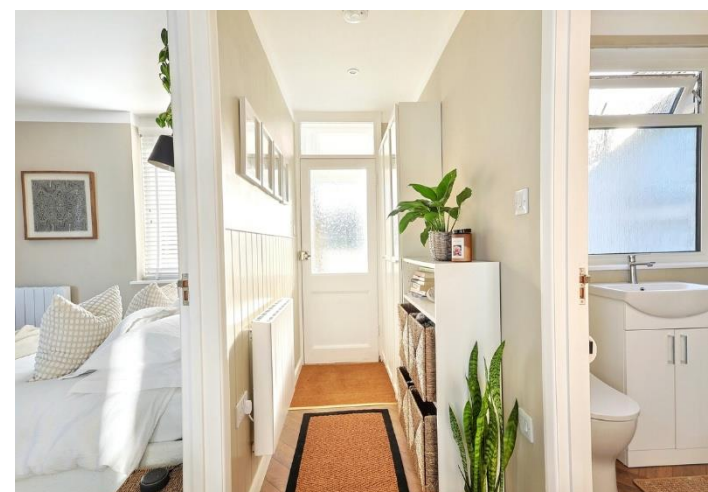
Stylishly refurbished and boasting some of the most commanding views in Brixham, this property represents a rare opportunity to secure a contemporary coastal home in a superb position. The flat is held on an original 999 year lease (from 1983) It comes with the benefit of having 1/12th of the Freehold. The maintenance charges which cover water rates, buildings insurance, communal area cleaning and lighting and grounds maintenance are approximately £100 pcm. The management company are Crown Property Management. No holiday letting is permitted and no pets.



TOTAL FLOOR AREA : 48.7 sq.m. (524 sq.ft.) 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available along with mobile coverage. Vodafone 83% - Three 82% - EE 76% - O2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Brixham TQ4 6LE
churston@ericlloyd.co.uk

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