



21 The Rockstone

Dawlish, Devon EX7 0RX



£260,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

Superb 2-bed first floor apartment in The Rockstone with stunning sea views, Juliet balcony and beautifully kept communal gardens, ready to be modernised. A bright lounge, fitted kitchen, two double bedrooms with wardrobes and a stylish shower room. Secure underground parking with lift access, plus option for e-bike/scooter charging. Just a short walk to the beach, woodland, post office and bus routes. Professionally managed with a long lease (approx. 167 years), well-kept grounds and building insurance included in service charges. Long-term letting permitted. A fantastic coastal home with huge potential to modernise and make your own.

Approaches:

The apartment is approached via an external staircase or through the main front door, with the choice of lift or staircase access to the first floor. The flat door is hardwood with an exterior light.

Entrance:

The hallway provides hanging space for coats and houses the fuse board. It leads directly to all rooms and includes an entry phone system, enabling communication with visitors at the front entrance of The Rockstone Apartments.

Living / Dining Room:

A bright and spacious room filled with natural light, thanks to sea-facing windows with a Juliet balcony. A further window to the south adds to the airy feel. The room is carpeted and features a free-standing electric heater.

Kitchen:

Fitted with a range of base and wall units, the kitchen includes an integrated electric oven, hob, and extractor fan. There is plumbing for a washing machine, as well as space for a fridge-freezer. A one-and-a-half inset off-white sink sits beneath a side window, complemented by roll-top work surfaces. The room also benefits from a kick board electric heater and vinyl flooring.

Bedroom 1:

A generously sized double bedroom with built-in mirrored wardrobes. Dual-aspect windows provide views to both the side and front of The Rockstone building. Finished with carpet flooring and a floor-standing electric radiator.

Bedroom 2:

Slightly smaller than Bedroom 1 but still able to accommodate a double bed. It includes a fitted mirrored wardrobe, a front-facing window, wall-mounted radiator, and carpet flooring.

Shower Room:

A modern, fully fitted shower room finished with easy-to-clean shower boarding. Features include a large walk-in shower cubicle with a glass screen, rainfall and handheld shower heads, wall-mounted WC, inset backlit mirror, and a sink with fitted storage beneath. An electric body dryer and wall-mounted heater complete the room.

Outdoors:

The Rockstone boasts beautifully maintained communal gardens offering spectacular sea views out to sea. The property is within walking distance of woodland, beaches, a post office, and local bus routes.





Parking & Facilities:

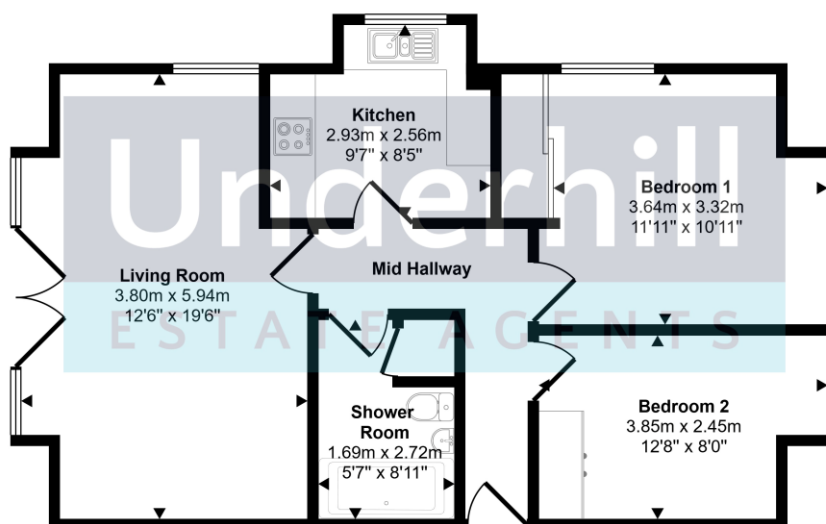
An allocated parking space is located in the secure underground car park, accessible via the lift. A socket is available in the garage, for a small monthly cost, to charge mobility scooters or electric-assisted bicycles.

Additional Information:

The Rockstone is a purpose-built apartment complex, with the lease having approximately 167 years remaining. The building is professionally managed, with upkeep of communal spaces, gardens, garages, lifts, and insurance included within the service charge. This service charge is currently £221 per month. Long-term letting is permitted, though the property is not suitable for holiday lets.



Approx Gross Internal Area
62 sq m / 664 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



29 The Strand, Dawlish, EX7 9PT

01626 245051

Text or WhatsApp 07486 653605

www.underhillproperty.com

admin@underhillproperty.com

Catrine Property Ltd, trading as Underhill Estate Agents Boxall
Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall