

26, Castle Heights,
Lynton, Exmoor

Exmoor
Property



26, Castle Heights, Lynton, Devon EX35 6JD

A stunning 3-bedroom penthouse flat in prestigious Castle Heights, with panoramic SEA VIEWS, two balconies, two luxury shower rooms, quality fitted kitchen, two parking spaces, additional visitors' parking, communal grounds and delightful summerhouse with views across Lynmouth Bay. Just a five minute walk to the shops, cafes & amenities of this popular Exmoor village.

Price: £385,000 Share of Freehold

From Castle Heights' private parking area, a communal front door opens into the communal entrance hall. Here stairs and a lift rise to the top (fourth) floor. From the main landing, a door opens into a private hallway serving the two penthouse flats. A wooden front door opens into the hall

Hall

Fitted carpet. Ceiling lights. Coat hooks. Wall-mounted entry phone and central heating control unit. Doors to living room, main bathroom, bedroom one, bedroom two, bedroom three. Storage cupboard with electricity meters & consumer unit. Airing cupboard with electric hot-water central heating system*. Radiator. Ceiling hatch with access to loft storage

Living Room

Sitting Room Area

Fitted carpet. Radiator. Ceiling light. Double glazed French doors to a balcony with decked flooring, wrought-iron railings & space for a small table and chairs and with spectacular, panoramic views over Lynmouth to the sea and surrounding countryside.

Bedroom 1

Fitted carpet. Ceiling light. Double glazed French doors to small balcony with sea views across Lynmouth Bay, the beach and country views towards Watersmeet. Built-in wardrobe. Radiator. Ceiling hatch with access to loft storage. Door to en-suite shower room.

Ensuite

Fitted carpet. Tiled to ceiling height on all four walls. Shower cubicle with built-in shower. Low-level flush WC with mirrored cupboard above. Pedestal wash basin with shelf and mirror above. Four recessed ceiling lights. Extractor unit. Wall-mounted hot-air heater. Chrome heated towel rail.

Communal Grounds

The communal grounds include car parking for residents and visitors, sheltered sitting areas, a pergola with seating and a garden area & communal summer house with gravelled area outside. The summer house is of timber construction with windows facing the bay and offers dramatic sea views and a delightful place to sit and relax.

Dining Area

Fitted carpet. Ceiling light. Double-glazed Velux-style window with sea views. Radiator. Door to kitchen.

Kitchen (irregular shape)

Terracotta ceramic tiled floor. Double-glazed Velux-style window with sea views and shelves below. Range of wall and base storage cupboards with worktops over. 1½-bowl, stainless steel sink unit with chrome mixer tap and soap dispenser. Tiled splash-backs on three walls. Built-in four-ring electric induction hob with electric oven below and extractor hood with light above. Built-in (integral) kitchen appliances including fridge, freezer, dishwasher and washing machine with tumble dryer. Small radiator. Four recessed ceiling spot-lights.

Bedroom 2

Fitted carpet. Radiator. Double-glazed Velux-style window in sloping ceiling, with views across the village.

Bedroom 3

An irregularly-shaped room with a fitted carpet. Ceiling light. Radiator. Double-glazed Velux-style window in sloping ceiling, with views across the village.

Bathroom

Fitted carpet. Shower cubicle with built-in shower. Low-level flush WC. Pedestal wash basin with shelf and mirror above. Feature recess with recessed spotlight, shelf and two wicker storage baskets in shelves below. Tiled to ceiling height on all four walls. Four recessed ceiling lights. Extractor unit. Wall-mounted hot-air heater. Chrome heated towel rail.

Master Suite



Notes

Electric & Heating

A new electric system has been installed and is under warranty.

Share of Freehold

The flat is held on a lease of 999 years (c.977 years remaining). The flat owner owns one 33rd share of the company set up to own the freehold.

Service Charges

All exterior maintenance, up-keep of the grounds and buildings insurance is covered by an annual service charge. We understand that the charge for 2023 is £1,900. There is no ground rent.

Holiday Letting

For the privacy and peace of the residents, holiday letting is not permitted in Castle Heights

For details and viewings, contact sole agent

Exmoor Property

Church Hill, Lynton, Devon EX35 6HY

Tel: 01598 752 221

Email: info@exmoorproperty.com

exmoorproperty.com

zoopla.co.uk

rightmove.co.uk



Although we believe these details to be accurate, they should be treated as a general guideline only and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact, but must carry out their own inspection and enquiries.

