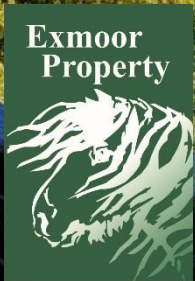




27, Castle Heights,  
Lynton, Exmoor



## 27, Castle Heights, Lynton, Devon EX35 6JD

**A stunning 3-bedroom penthouse flat in prestigious Castle Heights, with panoramic SEA VIEWS, two balconies, two bath/ 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 automatic light, electric hot-water central heating system and shelves. Radiator. Fire alarm. Ceiling hatch with access to loft storage

#### **Living Room**

#### **Sitting Room Area**

Fitted carpet. Radiator. Ceiling & wall lights. 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.

flush WC. Pedestal wash basin with chrome taps and shelf and mirror above. Tiled to ceiling height around shower and to dado height elsewhere. Four recessed ceiling lights. Extractor unit. White enamel heated towel rail.

#### **Master Suite**

#### **Bedroom One**

Fitted carpet. Spotlighting. 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**

Ceramic tiled floor. Tiled on four walls. Shower cubicle with built-in shower. Low-level flush WC with cupboard above. Pedestal wash basin with chrome taps and mirror above. Spotlighting. Extractor unit. White enamel heated towel rail.

#### **Outside**

#### **Communal Grounds & Summerhouse**

The communal grounds include car parking for residents and visitors, sheltered sitting areas, two pergolas with seating and a

### Dining Area

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

### Kitchen Area

Terracotta ceramic tiled floor. Double-glazed Velux-style window with sea & countryside views over Lynmouth. Range of wall and base storage cupboards with worktops over. 1½-bowl, stainless steel sink unit with chrome mixer tap. Tiled splash-backs on three walls. Built-in four-ring electric hob with electric oven below and extractor hood with light above. Built-in (integral) kitchen appliances including fridge, freezer, slimline dishwasher and washing machine with tumble dryer. Small radiator. Ceiling and under-cupboard spotlighting.

### Bedroom Two

Fitted carpet. Radiator. Double-glazed Velux-style window in sloping ceiling, with views across the village to Hollerday Hill and the countryside beyond. Ceiling light.

### Bedroom Three

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

Ceramic tiled floor. Panel-enclosed bath with built-in shower over and shower screen. Recessed tiled shelf. Low-level



garden area & communal summer house with graveled 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.

### Notes

#### Share of Freehold

The flat is held on a lease of 999 years (977 years remaining). The flat owner owns one of 33 shares 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 was £3246.34 for the current year. There is no ground rent.

#### Holiday Letting

To ensure the privacy and quiet enjoyment of the residents, the 33 owners of Castle Heights voted not to allow holiday letting of the individual properties within the Castle Heights development. The properties can be let on assured short-hold tenancies (AST) and can be used on a non-commercial basis by family and friends. They cannot be formally rented as holiday lets.

**For details and viewings, contact sole agent**

## Exmoor Property

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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.

