



£585,000
1 The Point, Pierhead, Exmouth, EX8 1FE



A purpose-built first floor apartment boasting outstanding sea, coastline and estuary views, with the added benefit of two balconies and a private parking space. The spacious, open-plan layout features a sitting room, dining area and contemporary kitchen, all enjoying superb outlooks. There are two double bedrooms, including a master with en-suite bathroom featuring a walk-in shower and separate family bathroom. Additional features include underfloor heating, built-in sound system and lift access to all floors. All principal rooms enjoy stunning views. Further benefits include undercover communal bicycle storage and a dedicated parking space. No Chain.

DESCRIPTION: Set in a truly spectacular waterside position on the edge of Exmouth Marina, The Point enjoys stunning, uninterrupted views across Dawlish Warren, the coastline, the Exe Estuary and towards the Haldon Hills beyond. The well designed accommodation includes a welcoming reception hall with multiple useful storage cupboards. From here, the property opens into a bright and spacious open plan lounge, dining and kitchen area, perfectly positioned to make the most of the outstanding views through its low-level feature windows. There are two double bedrooms, including a generous master suite with an en-

suite bathroom and separate shower and a further guest double bedroom served by a separate bathroom. A particular highlight of the property is its two South/South-Westerly facing balconies, offering ever-changing Estuary and sea views. This is a rare opportunity to acquire a premium apartment in a highly sought after location — it really must be seen to be fully appreciated. It is immaculately maintained and has the benefit of an allocated parking space and offered for sale with no onward chain.

LOCATION This superb marina development enjoys a prime position at the mouth of the River Exe, with the seafront and esplanade just moments away. Exmouth is a vibrant and popular coastal town, surrounded by the beautiful Devon countryside, yet conveniently located just twelve miles from Exeter — accessible by both road and rail. Exeter offers an intercity railway station, an international airport, and access to the M5 motorway, making the area well-connected for both local and national travel. It boasts over three miles of golden sandy beaches, ideal for a variety of water-based activities including boating, sailing, paddle boarding, and water skiing. The town centre is just a short, level walk from the marina and offers a wide range of amenities, including a M&S Foodhall, an excellent selection of restaurants, shops, schools, a modern sports centre, swimming pool, train station, and much more — all contributing to a fantastic coastal lifestyle.

The accommodation comprises (all measurements are approximate):-

Communal Entrance Door. Video buzzer entry system to the communal hallway. From here there are stairs and a lift to all floors.

FIRST FLOOR

Private entrance door to the apartment.

RECEPTION HALLWAY Solid wood flooring with underfloor heating. Coved ceiling. Built-in cloaks cupboard. Built-in airing cupboard housing a mains pressure hot water cylinder and Vent-Axia air re-circulation system. Further built-in cupboard has plumbing for washing machine, shelf and a wall mounted gas fired boiler. Solid wood doors lead off to:-

OPEN PLAN SITTING/DINING/KITCHEN

Sitting/Dining Area 24' 9" (7.54m) x 14' 1" (4.29m)

SITTING AREA

Full height sliding doors leading onto the **BALCONY** with the most incredible view towards Berry Head and over Dawlish Warren. Wood flooring throughout with underfloor heating. Coved ceiling. Ceiling speaker.

DINING AREA Double glazed windows and double glazed sliding doors leading out onto another **BALCONY**, again with the most spectacular views, not only towards the sea & estuary but also into the Marina. Solid wood flooring. Ceiling speaker. Underfloor heating.

KITCHEN AREA 8' 7" (2.62m) x 8' 5" (2.57m) Quartz worktop surfaces with matching upstands. Inset 1½ bowl sink with drainer and mixer tap. Inskinkerator in cupboard below. Four ring ceramic induction hob. Cupboards and drawers under with integrated dishwasher and fridge freezer. Built-in oven and combination microwave oven. Wall mounted cupboards with cooker hood and underlighting. Ceiling spotlights. Underfloor heating. Double glazed window looking into the Marina and towards Lymptone Manor.

BEDROOM 1 13' 9" (4.19m) x 10' 1" (3.07m) Double glazed windows with Sea & Estuary views. Coved ceiling. Ceiling speaker. Underfloor heating. Built-in double wardrobe. Door to:-

EN-SUITE BATHROOM A modern white suite comprising tiled panelled bath with central mixer tap. Enclosed low level W.C. Wash hand basin with mixer tap and cupboards under. Large fitted vanity mirror and tiled shelf. Fully tiled shower cubicle with built-in twin headed shower and glass door. Chrome runged radiator. Tiled floor with underfloor heating. Downlighters.



BEDROOM 2 16' 3" (4.95m) x 8' 5" (2.57m)

Double glazed windows to the rear and to the side with views into the Marina and up to Lymptone Manor. Built-in double wardrobe. Coved ceiling. Ceiling speaker. Underfloor heating.

BATHROOM Tiled panelled bath with mixer tap and built-in shower unit with glass split-fold screen. Enclosed flush W.C. Wash hand basin with mixer tap and cupboards under. Large vanity mirror with tiled shelf. Underfloor heating. Chrome rung radiator. Downlighters. Extractor fan.

OUTSIDE: There are **TWO BALCONIES**, one off of the sitting room which is large enough for a good sized table and chairs with outside light, and a triangular shaped balcony off of the dining room. This property also has the benefit of an allocated **PARKING SPACE**.

DIRECTIONS On entering Exmouth from Exeter on the A376 head towards the town centre. At the roundabout adjacent to M&S, take the second exit onto Imperial Road, at the next round about take the first exit and then turn right into Victoria Road. Continue along Victoria Road until reaching The Beach Pub, take the second right here alongside Stuart Line Cruises and The Point can be found on the right.

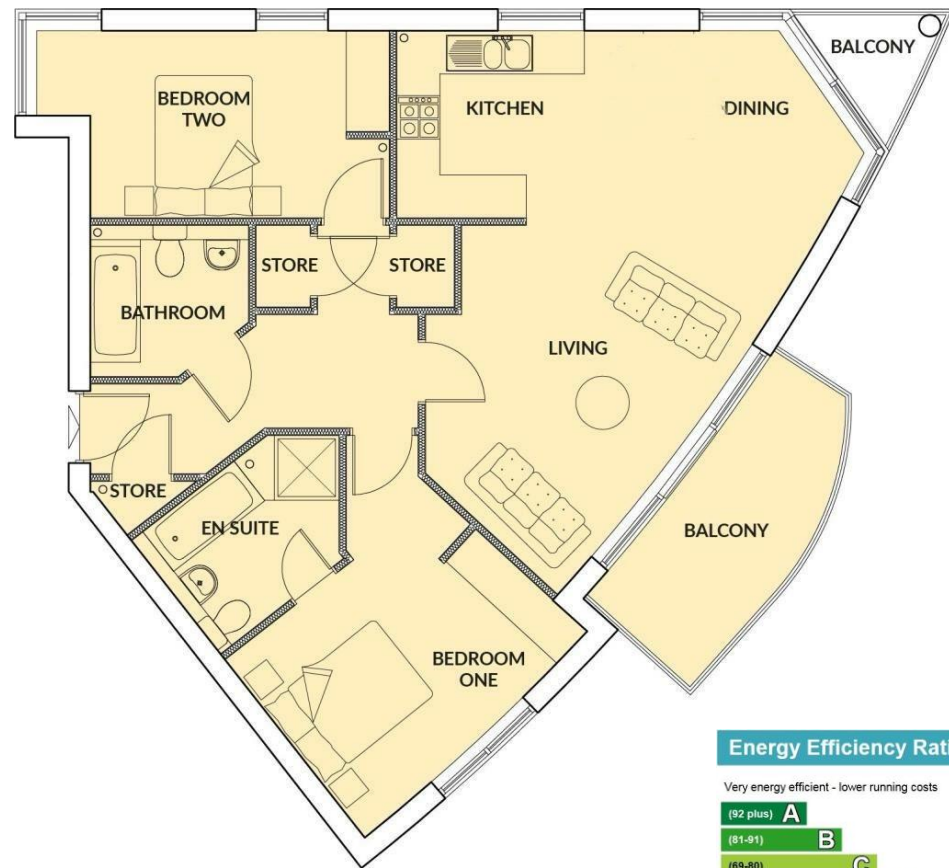
WHAT3WORDS///waxer.director.corporate

TENURE: Leasehold - 125 years from 2017

SERVICE CHARGE: £3412.00 per annum

GROUND RENT: £400.00 per annum

COUNCIL TAX BAND: F



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	84	84

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

