



Flat 5, 5 Marine Parade Dawlish, Devon EX7 9DJ



Guide Price £260,000

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

STUNNING! Is the only way to describe this unique apartment. This penthouse apartment has a large living room, 2 double bedrooms, a bathroom, a kitchen and an unrivalled roof terrace with incredible views across the bay and town. You will be immediately drawn to the living room bay window, where you can pause on the fitted window seat. The 180-degree views are breathtaking. Whether it's a sunny day or in a full storm, you'll never get fed up with this view. The apartment is in good order and is accessed via a series of staircases. Steps reminiscent of a ship's ladder, allow you to access the roof terrace through a glazed skylight. Sunrises and the moon rise can be seen from the apartment, the sun terrace enjoys the sun for most of the day.

The apartments have 4 parking spaces, which owners occupy on a first come, first served basis. The building has 5 apartments altogether, owners share the running of a building management company, to upkeep the building.

The apartment is within a minute's walk of the town centre, beaches and Manor Gardens. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events. The annual Dawlish carnival in August each year, is an established highlight. 2 good primary schools and a good secondary school serve the town well. Dawlish has good transport links, including a train station and easy access to Teignmouth, Exeter and beyond.

Tenure: Share of Freehold

The apartment is presented superbly, the owner has decorated throughout with a seaside palate. You enter this period property, via a stone staircase. Upon entering, there are the owner's mail boxes and a locked half-glazed door.

EPC: tbc.

Communal Entrance:

An entry phone system, connected to each flat, allows owners to grant access to visitors without needing to go downstairs. Moving up 3 flights of stairs and passing 3 other flats, you arrive at your door. Through the door is a final flight of private stairs leading to a large storage cupboard and the front door:

Entrance Hall:

An airing cupboard housing a combi-boiler, access to all rooms and the stairs to the roof terrace are all in this area, which is light and airy.

Living Room:

This stunning space is large, window seats and uPVC double-glazed windows are fitted with window seating, providing both incredible sea and coastal views and a space to relax while you immerse yourself in the view. There is also a double radiator and neutral carpeting. You can see back through to the entrance hall through the open tread, stairs to the roof.

Kitchen:

A range of base and eye level units with work surfaces over. Inset stainless steel single drainer unit with mixer tap, tiled splashback and space and plumbing for washing machine, fridge freezer and cooker. A uPVC double-glazed window looks out to the rear.





Bedroom 1:

A double bedroom with windows to the front and towards Exmouth. You can sit in bed and watch the sea through the uPVC double-glazed window. The space is heated by a double radiator and comfortably accommodates a king size bed and storage.

Bedroom 2:

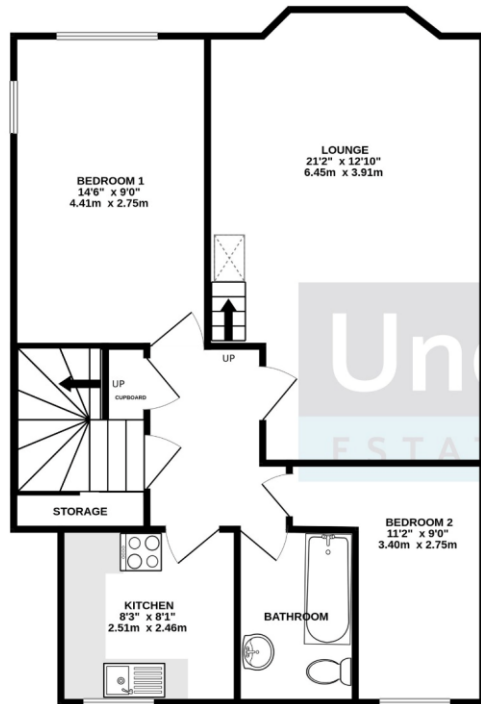
A double bedroom with a uPVC double-glazed window overlooking the rear of the property. Heated by a double radiator, while not as large as the first bedroom, this can also accommodate a double bed and storage.

Bathroom:

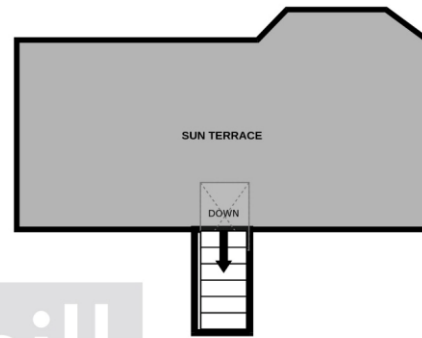
A white suite comprising a panelled bath with a 'Mira Triton' shower over, a low level WC and pedestal wash hand basin with a wall-mounted medicine cabinet complete the room. A double radiator heats the space, which is fully tiled and has an obscured uPVC double-glazed window to



5TH FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
12 sq.ft. (1.2 sq.m.) approx.



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ESTATE AGENTS



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.



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