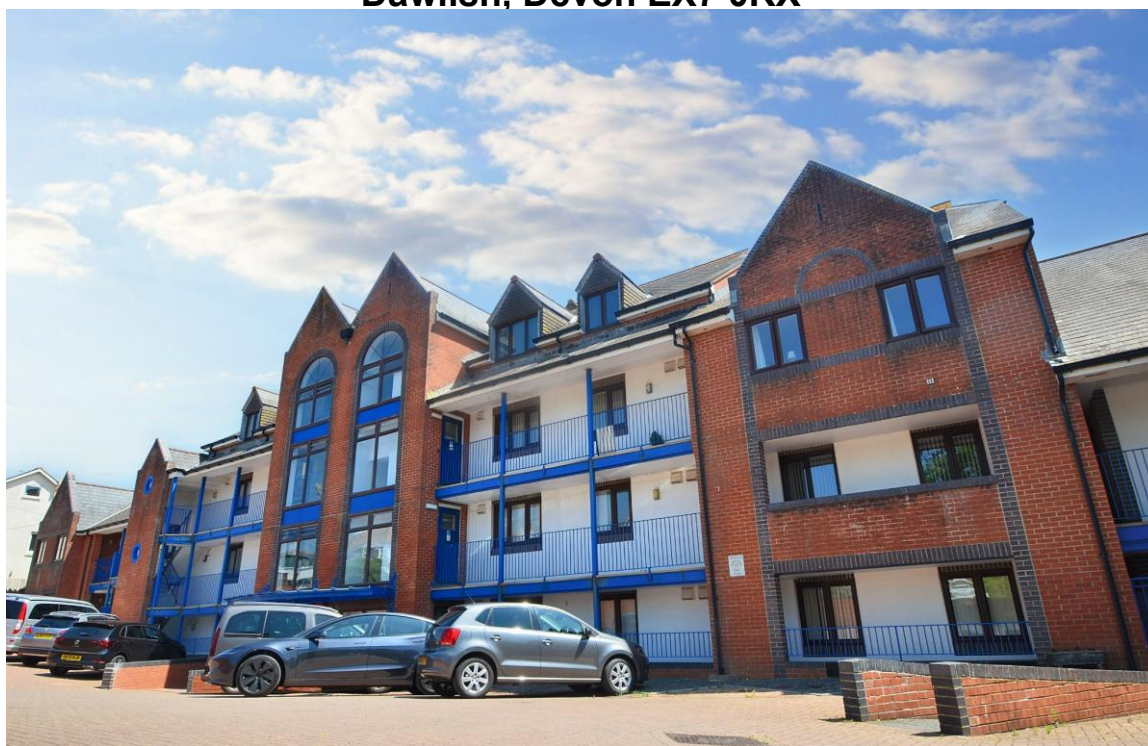


## 18 The Rockstone

Dawlish, Devon EX7 0RX



**£275,000**

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

Superior 2-bedroom apartment with panoramic sea views from the living room and private balcony. The property has stylish interiors, secure underground parking, and allows the owners to benefit from low-maintenance living. Just a short walk from a shop, a post office, and great transport links. Access is via a secure intercom system into a well-kept communal lobby with a lift and stairs to the first floor and garage level. Beautifully maintained gardens offer further sweeping sea views and peaceful seating areas. A perfect coastal retreat with comfort, convenience, and stunning surroundings. This is coastal living at its best. The property is offered for sale with  
**NO CHAIN**



**Entrance Hallway:**

Inside, the apartment is bright, airy, and thoughtfully presented, with electric heating and double glazing throughout. The hallway, bedrooms and living room all feature plush carpets. The apartment is equipped with ample storage. The entrance area has a built-in cupboard—ideal for coats and shoes; a wall-mounted folding stool is also fitted to help with putting on shoes.

**Kitchen:**

The modern kitchen is both functional and stylish, offering a generous layout with white square-edged worktops, powder blue units and grey wood effect flooring, creating a contemporary feel. Features include an electric fan oven, an electric hob and integrated extractor, an integrated washer/dryer, slimline dishwasher and a multi-bin. There is also space for an upright fridge-freezer. A practical serving hatch to the living room enables people to socialise and enjoy the view whilst working in the kitchen.

**Living & Dining Room:**

The spacious living/dining area is filled with natural light thanks to a large window and double-glazed door leading to the private balcony. This inviting space is perfect for relaxing or entertaining, with stunning views over the communal gardens and panoramic sea views that stretch as far as Lyme Regis and Portland on a clear day. This offers amazing moonrises, sunrises and spectacular views of lightning storms out at sea. The room is enhanced by a freestanding fireplace, which creates a focal point to the sitting area, while the spacious dining area comfortably holds a 6-seater dining set.

**Bedroom One:**

The main double bedroom is carpeted and looks out to the front of the property. It benefits from a fitted wardrobe.

**En-Suite:**

This fully tiled room benefits from a shower cubicle with electric shower, pedestal basin, W.C. A wall-mounted heater provides additional warmth.

**Bedroom 2:**

The second bedroom offers versatility; it could be ideal as a guest room, home office, or hobby space, depending on your needs. A fitted wardrobe has been used to create additional display storage.







### **Bathroom:**

The bathroom is fully tiled and well-equipped with a full-size bath with shower overhead, a white pedestal basin and WC, a razor socket and mirror are also fitted. A built-in airing cupboard housing the hot water cylinder and providing handy linen storage

### **Balcony:**

Complete with wooden decking, which has been maintained well, you step through double, fold-back patio doors onto your private balcony, perfect for morning coffee or evening relaxation, while taking in the uninterrupted coastal views.





### Exterior & Parking:

Outside, the communal gardens are beautifully landscaped, with lawns, rockeries, and seating areas designed to make the most of the spectacular sea views. The railings for your balcony, communal areas, gardens, lift and garage are all maintained by the management company, which is a buoyant and respected company. They also provide your building insurance, as part of the annual fee. This equates to approximately £221 per month.

The secure underground parking garage is accessed from the driveway via remote control, offering allocated parking and lift access to the main building for added convenience and peace of mind. A socket in the garage can be used for a small fee to charge mobility scooters or electric bikes. Additional parking is available on site for visitors.

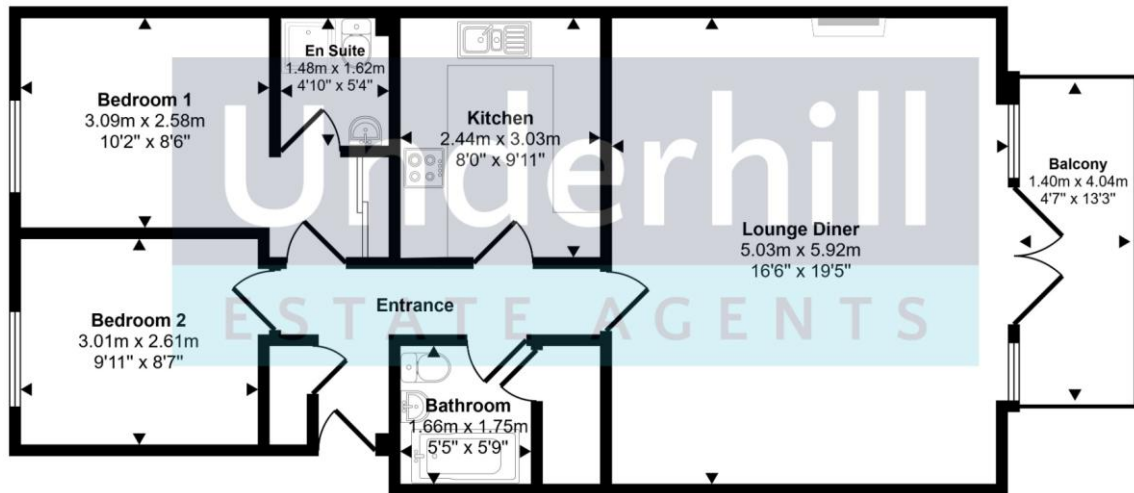
### Location:

Situated on a convenient bus route, with a post office and general store within walking distance, this apartment offers the perfect balance of seaside serenity and everyday convenience. The coastal path is next to the property as it is the cycle route to Exeter via Cockwood and Starcross.





Approx Gross Internal Area  
71 sq m / 763 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.



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