



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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Flat 3, 24 Alexandra Terrace, Exmouth, EX8 1BD

GUIDE PRICE

£279,950

TENURE Leasehold



A Stunning First Floor One Bedroom Apartment Enjoying Magnificent Un-Interrupted Beach, Sea And Coastline Views

Elegant And Much Improved Living Accommodation * Spacious Bay Windowed Lounge / Dining Room * Modern Kitchen / Breakfast Room * Double Bedroom With Wonderful Views Stylish Bathroom Suite With Whirlpool Bath * Recently Installed Double Glazed Windows Long Lease * Superb Location Overlooking Exmouth Sea Front * Ideal Permanent Or Holiday Retreat * Original Victorian Architecture To Include Architrave, Cornice, Ceiling Rose, Fireplace And Deep Skirting Boards * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Communal entrance with stairs rising to the FIRST FLOOR. Own private front door with spyhole giving access to:

RECEPTION HALL: With door entry phone; picture rail; coved ceiling; thermostat control for central heating; electric consumer unit.

LOUNGE/DINING ROOM: 18' 0" x 12' 10" (5.49m x 3.91m) A stunning and most elegant room with UPVC double glazed bay window enjoying uninterrupted stunning views towards the sea, coastline and over the beach along the promenade; marble fireplace with tiled inset and hearth; picture rail; ceiling cornice; television point; telephone point; radiator.

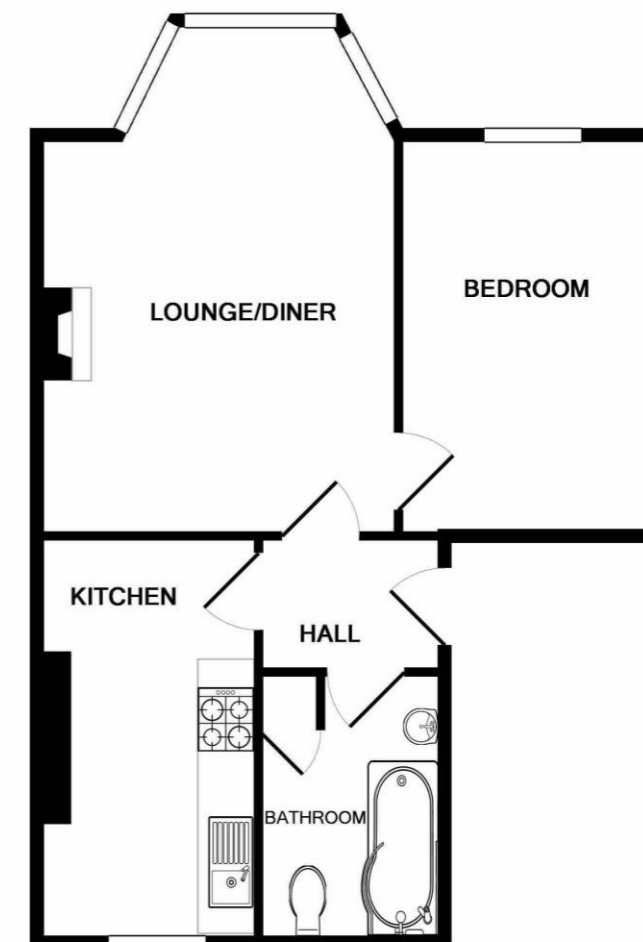
KITCHEN/BREAKFAST ROOM: 14' 3" x 7' 11" (4.34m x 2.41m) Beautifully fitted and comprising of a range of wood effect work top surfaces with inset ceramic one and a half bowl single drainer sink unit with chrome swan neck mixer tap; range of base cupboards, drawer units, space and plumbing for washing machine and dishwasher; built-in oven beneath work surfaces; inset four ring gas hob with stainless steel chimney style extractor hood over with light; feature splashback walls; integrated fridge and freezer with adjoining larder style cupboard; radiator; coved ceiling; wall mounted gas boiler serving domestic hot water and central heating housed in matching kitchen unit; recess ceiling spotlighting; UPVC double glazed window to rear elevation.

BEDROOM: 14' 8" x 9' 0" (4.47m x 2.74m) A superb bedroom with recently installed UPVC double glazed window to front elevation gaining stunning views towards the sea, coastline and beach; picture rail; ceiling cornice; radiator housed in feature radiator cover.

BATHROOM/WC: Stylishly fitted with a modern suite comprising of a whirlpool bath with curved shower splash screen; pedestal wash hand basin with fitted mirror and light / shaver point over; WC with dual push button flush; attractive extensively tiled walls and colour coordinated tiled flooring; chrome heated towel rail; linen cupboard; extractor fan; coved ceiling; recess ceiling spotlighting.

TENURE AND OUTGOINGS: We understand that the property is held on a 154 year lease from 2007. The maintenance charge is approximately £1,000 per annum.

FLOOR PLAN:



TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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