



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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Flat 3 Highcliffe, 10 Louisa Terrace,
Exmouth, EX8 2AQ

GUIDE PRICE
£310,000
TENURE Leasehold



A Two Bedroom Apartment Located On The Ground Floor Of This Attractive Grade II Period Building With Garage And Enjoying Views To The Sea And Coastline Beyond

Reception Hall * Lounge/Dining Room * Kitchen/Breakfast Room * Two Bedrooms * Bathroom/Wc * Garage * Well Tended Communal Gardens
Opposite The Development Overlooking The Sea * Ideal Permanent Or Holiday Home Retreat

Flat 3 Highcliffe, 10 Louisa Terrace, Exmouth, EX8 2AQ

Originally converted we understand in 1968 when the original Highcliffe Hotel was developed into eight apartments, this ground floor flat benefits from sea and coastline views. Offered with no ongoing chain viewing is strongly recommended.

SITUATION: Highcliffe is enviably situated along Louisa Terrace which enjoys an elevated position only a short distance from Exmouth town centre and sea front. Exmouth marks the Western Gateway of the Jurassic World Heritage coastline and boasts two miles of sandy beach and extensive red sandstone cliffs.

THE ACCOMMODATION COMPRISES: Communal entrance hall with access to the accommodation, private front door giving access to:

RECEPTION HALL: Electric wall heater, airing cupboard with water cylinder, thermostat control for central heating.

LOUNGE/DINING ROOM: 4.65m x 3.28m (15'3" x 10'9") With secondary glazed panelled window to front aspect gaining excellent views to the sea and coastline beyond, fire surround housing electric fire, TV point, telephone point.

KITCHEN/BREAKFAST ROOM: 3.15m x 3.05m (10'4" x 10'0") Fitted with wood effect work surfaces with cupboards and drawer units, integrated fridge and plumbing for automatic washing machine beneath work surfaces, single drainer sink unit set into work surfaces with tiled surrounds, wall mounted cupboards, stylish upright electric wall heater, built-in oven, double glazed double doors with fitted blinds giving access to the rear aspect enjoying ease of access to the garage to the rear of the building.

BEDROOM 1: 3.43m x 3m (11'3" x 9'10") With secondary glazed window to front aspect gaining excellent views to the sea and coastline beyond, electric wall heater.

BEDROOM 2: 4.19m x 2.95m (13'9" x 9'8") Fitted range of built-in wardrobes, electric wall heater.

BATHROOM/WC: 2.03m x 1.73m (6'8" x 5'8") Enjoying ease of access bath with Mira shower unit over, shower curtain and rail, pedestal wash hand basin, WC with push button flush, fitted wall mounted mirror, fitted wall heater, medicine cabinet, heated towel rail, tiling to splash prone areas.

OUTSIDE: Located to the rear of the building the apartment benefits from its own garage with parking space directly to the front. Vehicular access is via Louisa Place. Directly to the front of the building is a communal parking area and directly opposite the property Highcliffe enjoys communal gardens which overlook the seafront.

GARAGE: Up and over door.

TENURE & OUTGOING: We understand that the property is leasehold, held on a long lease and has an equal share of the freehold. Service Charges: To be confirmed.

FLOOR PLAN:

