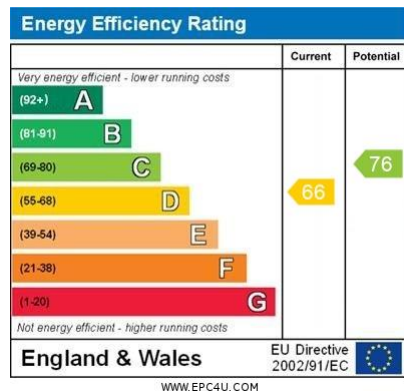




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5 Carlton Court, Carlton Hill, Exmouth,
EX8 2AJ

GUIDE PRICE

£315,000

TENURE Share of Freehold



A Stunning Two Bedroom First Floor Apartment Ideally Located Within A Short Distance Of The Town Centre And Sea Front With Parking

Reception Hall * Triple Aspect Lounge/Dining Room With Sun Balcony Off Gaining Views Towards The Estuary And Sea * Stylish Modern Kitchen/Breakfast Room * Two Double Bedrooms -Main Bedroom with En-Suite Cloakroom/WC * Modern Bathroom Suite * Gas Central Heating Via Modern Boiler * Double Glazed Windows * Super Permanent Or Holiday Home Retreat

5 Carlton Court, Carlton Hill, Exmouth, EX8 2AJ

THE ACCOMMODATION COMPRISES: The property is located on the first floor and can be approached by two communal entrances, one is fitted with a stair lift, rising to:

FIRST FLOOR COMMUNAL LANDING: The bright communal landing is well presented having been recently decorated with security lighting; fire alarm; double glazed window; private front door giving access to:

RECEPTION HALL: A warm welcoming entrance to the property with two double glazed windows; radiator; good sized storage cupboards; telephone point.

LOUNGE/DINING ROOM: 5.16m x 3.61m (16'11" x 11'10") A triple aspect room with double glazed windows to front, side and rear aspects, all gaining pleasant open aspects with views towards the sea and open coastline beyond; fire surround housing electric living flame fire; television point; radiator; double glazed door giving access to SUN BALCONY enjoying a pleasant outlook with distant views towards the estuary, sea and coastline beyond.

KITCHEN/BREAKFAST ROOM: 3.02m x 2.36m (9'11" x 7'9") Fitted with a range of solid wood and treated work surfaces with matching splashbacks extended to provide a small breakfast bar area; stylish cupboards, drawer units, integrated washing machine and fridge beneath worktops; matching wall mounted cupboards with concealed lighting beneath, one housing the gas boiler for hot water and central heating; single drainer sink unit set in work surface; four ring gas hob with glass splashback; extractor hood over; built in oven below; double glazed windows; recessed ceiling LED spotlighting; radiator.

BEDROOM ONE: 4.27m x 3.96m (14'0" x 13'0") maximum overall measurement. A spacious main bedroom with double glazed window; radiator; built in wardrobe with storage cupboard over.

EN-SUITE CLOAKROOM/WC: Stylishly fitted comprising of basin standing on a solid wood display surface with drawer unit beneath and pebble effect splashback with large fitted mirror over; WC with push button flush; heated towel rail; recessed ceiling LED spotlighting; extractor fan; matching pebble effect flooring.

BEDROOM TWO: 3.78m x 2.49m (12'5" x 8'2") A good sized second bedroom with radiator; double glazed window.

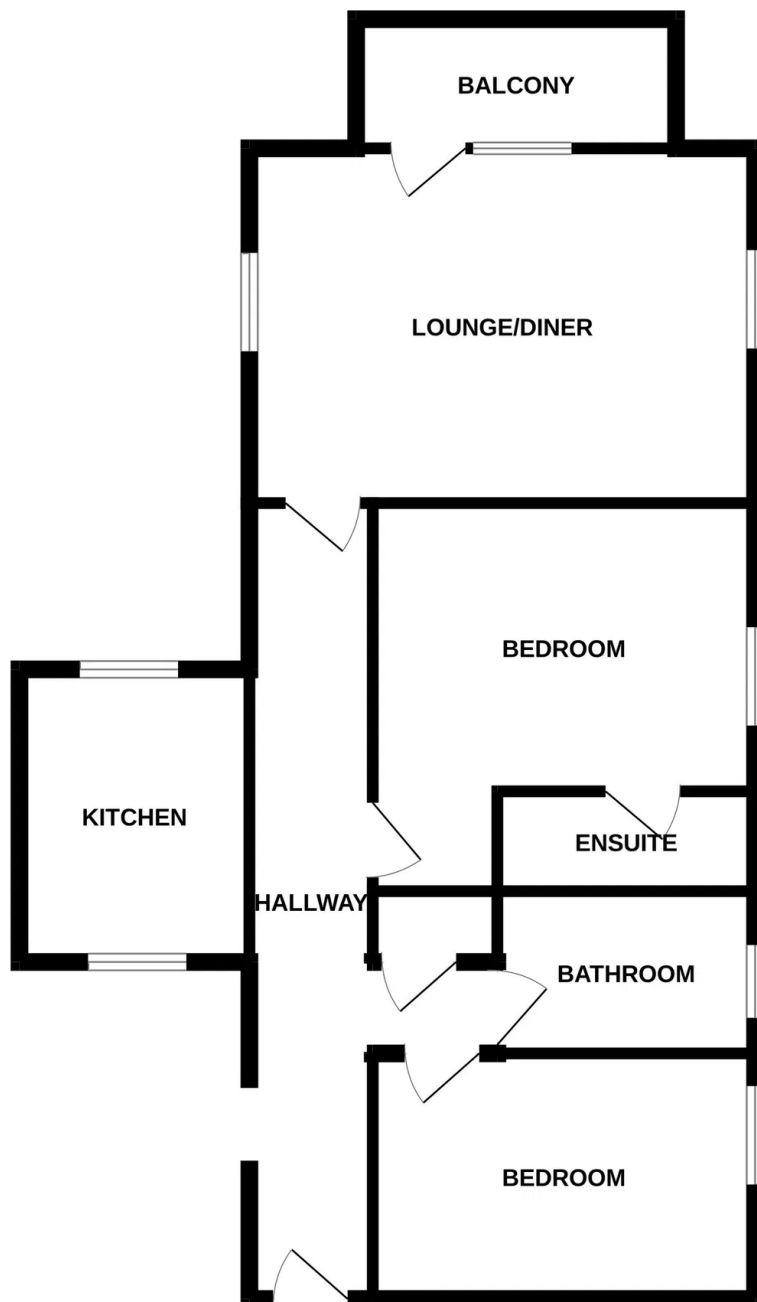
BATHROOM/WC: 2.79m x 1.65m (9'2" x 5'5") Fitted with contemporary style wash hand basin with cabinet beneath; large fitted mirror over; pebble effect splashbacks around the sink and bath area; matching flooring with underfloor heating; bath with shower splash screen; fixed rainfall shower head hose and detachable shower head hose; WC with push button flush; electric heated towel rail; extractor fan; recessed LED ceiling spotlighting; double glazed window.

OUTSIDE: The development commands an impressive corner position ideally situated with decorative stone parking area which the apartment has the right to park one car with communal and flower and shrub beds.

TENURE: Held on a long lease of approximately 160 years with 1/6th Share of Freehold. Service Charges to be confirmed.

FLOOR PLAN TO FOLLOW:

FIRST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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