



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 2, 7 The Beacon, Exmouth, EX8 2AG

OFFERS OVER:

£300,000

TENURE Share of Freehold



A Beautifully Presented First Floor Apartment With Parking Space, Far-Reaching Sea And Coastline Views And Ideally Located Within Walking Distance Of Both The Town Centre And Seafront

Elegant Sitting Room * Stylish Kitchen With Integrated Appliances * Good Size Bedrooms * Modern Bathroom Suite * Stylish Linen Cupboard With Period Features * Viewing Recommended

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Pennys are delighted to offer this spacious first floor apartment with far-reaching coastal views forming part of a Grade II Listed building situated on the first floor of this stunning Grade II Listed building, a short walking distance from both Exmouth seafront and town centre, offering characterful accommodation coupled with practical modern day living. The beautifully presented apartment needs to be internally viewed to be fully appreciated. A superb feature of the property is the parking space located to the rear of the building approached via up and over door.

THE ACCOMMODATION COMPRISES: Communal entrance, door intercom, leading to:

COMMUNAL AREAS: Staircase rising to first floor, private front door giving access to:

RECEPTION HALL: Wood-effect flooring, telephone entry phone, built-in storage cupboards.

SITTING/DINING ROOM: 6.1m x 4.9m (20'0" x 16'1") A most elegant room with impressive high ceilings and large sash bay window to the front elevation gaining views towards Berry Head across the coastline. Wood-effect flooring, feature fireplace, bespoke seating area creating a dining area, fitted shelving, radiator, picture rail.

KITCHEN: 4.37m x 1.83m (14'4" x 6'0") A well appointed kitchen with solid wood work surfaces, tiled splashbacks, inset ceramic hob, twin stainless steel bowl sink unit with mixer tap, cupboards and drawer units under, built-in oven, integrated washing machine, space for fridge/freezer, wall mounted cupboards, built-in microwave and cooker hood, two double glazed windows to rear aspect, extractor fan, radiator, opening through to:

REAR LOBBY AREA: Double glazed window to side, wall mounted gas boiler for hot water and central heating, access to:

BATHROOM/WC: 3.35m x 2.06m (11'0" x 6'9") Bath with mixer tap and built-in shower, pedestal wash hand basin with tiled splashback, WC, light with shaver point, radiator, double glazed window to rear aspect with pleasant views.

BEDROOM 1: 4.37m x 3.18m (14'4" x 10'5") With sash window to rear aspect, radiator.

BEDROOM 2: 3.96m x 2.39m (13'0" x 7'10") Sash window to front aspect, again enjoying excellent coastline views, radiator.

OUTSIDE: The property boasts secure parking space with GARAGE, approached via up and over door.

TENURE: The property is leasehold held on 999 year lease from 2006 and also enjoys a quarter share of the freehold. Maintenance Charges: £125 per calendar month. The building is self managed by the four apartment owners in the building.

FLOOR PLAN:



TOTAL FLOOR AREA: 724 sq.ft. (67.2 sq.m.) approx.
While 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 is given as to their operability or efficiency can be given.
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