



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 78                      | 78        |
| (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 10 Redcliff Court, Cliff Road,  
Budleigh Salterton, EX9 6JU

GUIDE PRICE

£310,000

TENURE Share of Freehold



**A Purpose Built First Floor Apartment With Some Sea Views, Balcony, Communal Gardens And Garage.**

Beautifully Presented And Much Improved Accommodation \* Modern Double Glazed Windows \* Gas Central Heating Via Modern Boiler \* Spacious Open Plan Living And Dining Area \* Sun Balcony \* Modern Kitchen With Built In Appliances \* Two Double Bedrooms Both With Built In Wardrobes \* Modern Bathroom/WC \* Cloakroom/WC \* Garage And Visitors Parking Area \* Peaceful And Highly Desirable Location

Flat 10 Redcliff Court, Cliff Road, Budleigh Salterton, EX9 6JU

**INTRODUCTION:** This is an attractive first floor apartment offering a particularly peaceful setting with a fine southerly aspect enjoying sea views and outlook over the surrounding lawned, communal gardens. Redcliff Court is a small, select development of only 12 apartments with easy access to the coastal path (leading to the beach) and to the town centre amenities. This spacious accommodation includes an open plan living and dining room with balcony and outlook towards the sea, modern kitchen, two bedrooms, modern bathroom and separate cloakroom. The apartment is well presented and has been tastefully modernised and improved by the present owners and now benefitting from modern double glazed windows and gas central heating. Outside, there are attractive surrounding gardens which are largely laid to lawn together with a garage in a block.

THE ACCOMMODATION COMPRISES:

**COMMUNAL ENTRANCE HALL:** With stairs rising to first floor; private front door giving access to:

**RECEPTION HALL:** Good sized coats cupboard with coats rail and shelf; further large storage cupboard with light connected and fitted shelving; telephone point; glazed panel door with matching picture window side screens to:

**LIVING ROOM:** 4.65m x 4.39m (15'3" x 14'5") A bright open-plan room with sliding double glazed patio doors opening on to the SUN BALCONY enjoying a fine outlook over the communal gardens to the rear with views towards the sea and beyond; television point; radiator with display mantle over; two further radiators.

**SUN BALCONY:** 4.19m x 1.14m (13'9" x 3'9") Enjoying a fine sunny aspect with views over the communal gardens towards the sea and beyond; tiled floor; chrome railing.

**DINING AREA:** 3.18m x 2.67m (10'5" x 8'9") Radiator; modern double glazed window to side aspect; large archway opening into:

**KITCHEN:** 3.15m x 2.39m (10'4" x 7'10") A stylish modern kitchen fitted with patterned work tops with attractive tiled surrounds; cupboards, drawer units, plumbing for automatic washing machine beneath; integrated fridge and freezer; wall mounted cupboards one housing modern Worcester gas boiler for hot water and central heating; one and a half bowl single drainer sink unit with mixer tap; four ring gas hob with extractor hood over; built in oven below; modern double glazed window enjoying some sea views.

**BEDROOM ONE:** 4.27m x 2.84m (14'0" x 9'4") measurement excluding the full length floor to ceiling wardrobes (sliding doors, one mirror fronted) and fitted with clothes rails, shelving and cupboards and drawer units; radiator; modern double glazed window enjoying a pleasant outlook.

**BEDROOM TWO:** 4.27m x 2.9m (14'0" x 9'6") Large modern double glazed window with views over the town; built in floor to ceiling wardrobes with shelving and clothes rail; radiator with display shelf over.

**BATHROOM/WC:** 2.44m x 1.8m (8'0" x 5'11") A modern stylish suite comprising bath with handgrips; shower unit with shower curtain and rail plush shower splash screen; pedestal wash hand basin; WC with push button flush; chrome heated towel rail; mirror fronted medicine cabinet; shaver socket; attractive extensively tiled walls; modern double glazed window with patterned glass.

**CLOAKROOM/WC:** Fitted with wash hand basin set in display surface with range of cupboards; WC in concealed cistern beneath with push button flush; mirror fronted medicine cabinet with display lighting over; extractor fan; chrome heated towel rail; attractive part tiled walls.

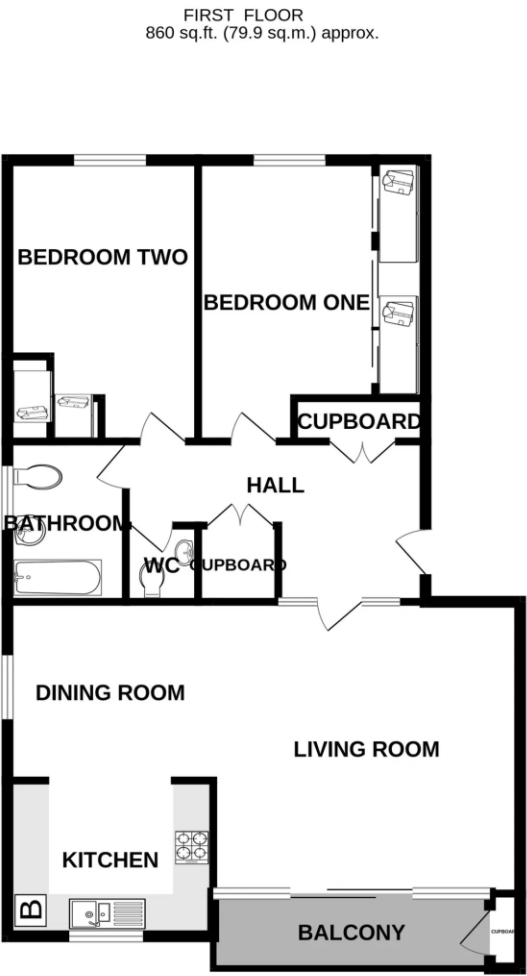
**OUTSIDE:** The development is approached via a communal driveway off Cliff Road and leads directly to the GARAGE EN BLOC with visitors parking. There are surrounding communal gardens which include a variety of mature shrubs whilst to the rear of the property there is a good sized lawned garden with far reaching sea and coastal views.

**GARAGE:** The garage is in a block with up and over door. Light and power.

**TENURE:** We are advised that residents of Redcliff Court jointly own the freehold of the building and the property is held on a 999 year lease from 1996. Service charge is £200 per month and the residents have employed Hilsdon Management to manage the property.

**AGENTS NOTE:** No pets or holiday lets are permitted. We understand that the exterior of the property is due to be redecorated in 2026 with the cost covered by the Sinking Fund. We recommend any interested party should confirm this with their legal advisor prior to Exchange of Contracts.

FLOOR PLAN:



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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