

APARTMENT 1, 21 THE BEACON

Exmouth, Devon



A BEAUTIFULLY APPOINTED TWO BEDROOM GROUND FLOOR APARTMENT

Fully renovated throughout with private and communal access located on The Beacon.

Summary of accommodation

Sitting/dining room | Two bedrooms | Modern kitchen | Shower room

Communal garden with private store

Distances: Exeter city centre 11.2 miles, Exmouth station 0.6 miles (Direct service to Exeter St.Davids)
M5 (Jct 30) 7.8 miles, Exeter Airport 10.2miles (1 hour to London City Airport)
(All distances and times are approximate)

Guide price: £295,000

SITUATION

The Beacon is a highly desirable address being raised above the town’s famous esplanade with beautiful views out to sea and along the coast and yet within easy walking distance of the town centre and local restaurants. Originally a fine period house 21 The Beacon is an attractive Grade II listed property occupying one of the best positions on the Beacon. Divided into five apartments at some point in the past, the building and apartments have recently undergone a full renovation to a very high standard reflecting the pedigree and positioning of the site.

Exmouth is a traditional resort with a promenade, elegant Georgian architecture, and a bustling centre. There is a diverse selection of shops, places to eat and things to do. The town has a two-mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. For keen walkers there is easy access nearby to many miles of coastal path starting at ‘The Geoneedle’ at Orcombe Point.

The Exe Estuary offers further exceptional walks and a cycle path leading to Lympstone and there is also a cycle path to Budleigh Salterton. The area also has a variety of water sports in addition to equestrian and golfing pursuits.

Exeter is only 11 miles away with its intercity railway station, international airport, connection to the M5 motorway and excellent shopping and leisure facilities, including a modern precinct, speciality boutiques, open air markets, restaurants, cafés, and wine bars.

APARTMENT 1

Unique for the building, apartment 1 has direct private access from The Beacon roadway or via the communal hallway. To the front is a spacious sitting room with bay window, feature parquet flooring and a period fireplace.



There is a double bedroom with Karndean flooring and French doors directly opening into the communal garden and feature radiator and a second bedroom that could also be used as a study. The kitchen is fitted with a range of gloss fronted units with a Neff oven, hob and microwave and there is a tiled shower room with heated towel rail and a cupboard for a washer dryer.

GARDEN AND GROUNDS

On the ground floor at the rear of the building is a communal garden with private store.



PROPERTY INFORMATION

Tenure: Freehold (the property comes with one fifth of the freehold interest)

Services: Mains gas central heating and mains drainage.

Local Authority: East Devon District Council

Council Tax: Band A

Listing: Grade II listed

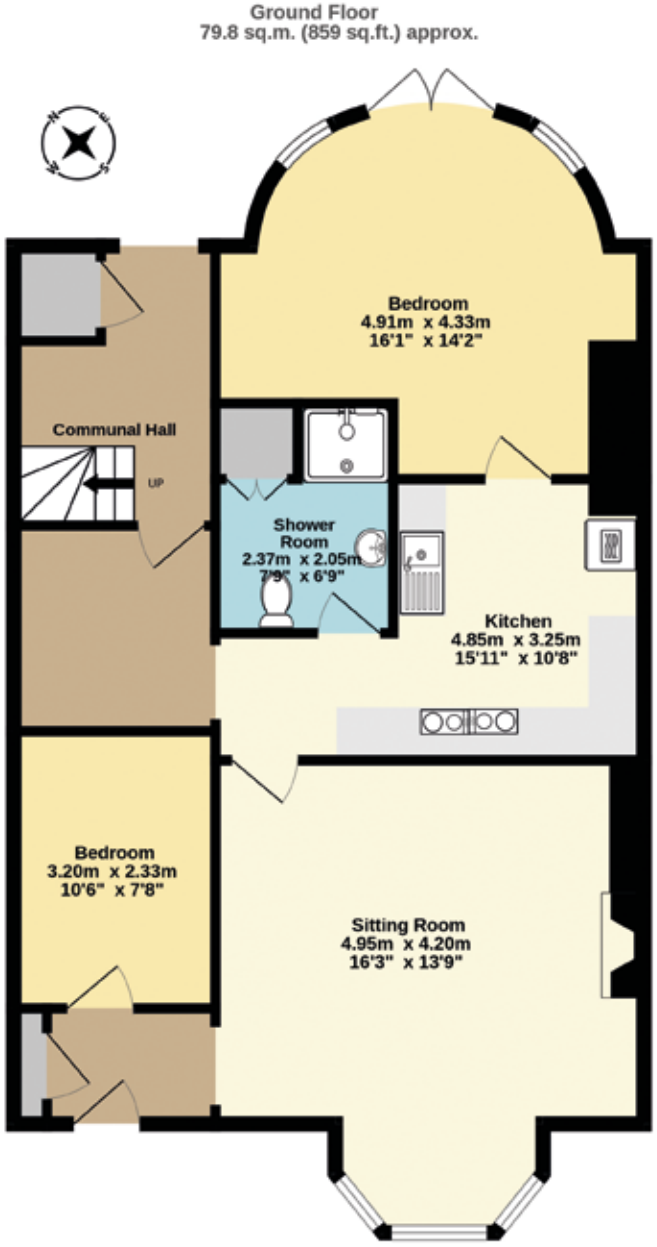
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- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Approximate Gross Internal Area
79.8 sq.m. (859 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

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