

APARTMENT 2, 21 THE BEACON

Exmouth, Devon



A BEAUTIFULLY FINISHED RAISED GROUND FLOOR, ONE BEDROOM APARTMENT RECENTLY RENOVATED TO AN EXCEPTIONAL STANDARD

With delightful views across Beacon Lawn to the monument and a private wrought iron balcony giving access to a communal garden.

Summary of accommodation

Kitchen/sitting/dining room | Double bedroom | Private balcony overlooking the communal garden | Shower room
Wrought iron balcony

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: £325,000

SITUATION

The Beacon is a highly desirable address being raised above the towns 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 2

From the communal hall a door opens in a private entrance. To the front is a stunning open plan kitchen/sitting room with a large bay window enjoying views across the Beacon Lawn and to the monument. The kitchen area is fitted with an attractive range of units with a Neff oven, hob and microwave oven. There is also a Hoover washer/dryer and a dishwasher.



At the rear is a large double bedroom with a feature window and French doors opening onto a private wrought iron balcony with steps down into the communal garden. There is also a feature period fireplace, large radiator and fitted cupboard.

The flat has an impressive fully tiled shower room with hand wash basin, heated towel rail and WC.

GARDEN AND GROUNDS

In the communal garden is a 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 B

Listing: Grade II listed

EPC: C

Directions: EX8 2AF

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

Approximate Gross Internal Area
83.5 sq.m. (899 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.

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