

APARTMENT 3, 21 THE BEACON

Exmouth, Devon



AN IMPRESSIVE TWO BEDROOM APARTMENT

Finished to an exceptional standard whilst retaining a host of period features, and enjoying stunning panoramic views of Torbay, panoramic views of the sea and the River Exe estuary.

Summary of accommodation

Open plan sitting/dining room | Kitchen | Shower room | Two double bedrooms | Utility/storeroom

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: £450,000

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 3

Accessed via a secure intercom system with video entry, leading into a smart communal entrance hall, stairs rise to the first floor where a door leads into a private entrance hall and to a useful utility cupboard with sink private for the apartment.



The main living area is a spacious open-plan sitting room/dining room featuring a bay window at the front, providing beautiful panoramic sea views and along the Beacon. There is an attractive period fireplace, a period dado and picture rail and a feature ceiling light. A door opens into a modern kitchen fitted with a fridge/freezer with separate storage cupboard, dishwasher, electric over and hob.

Leading off the sitting room is a double bedroom or dining room depending on the preferred layout again with stunning views out to sea and to the rear is another bedroom with a feature bay-window overlooking the garden and several fitted cupboards.

Leading off the hall is a high specification fully tiled shower room with heated towel rail, LLWC and hand wash basin.

There is a separate large utility/storeroom.





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 C

Listing: Grade II listed

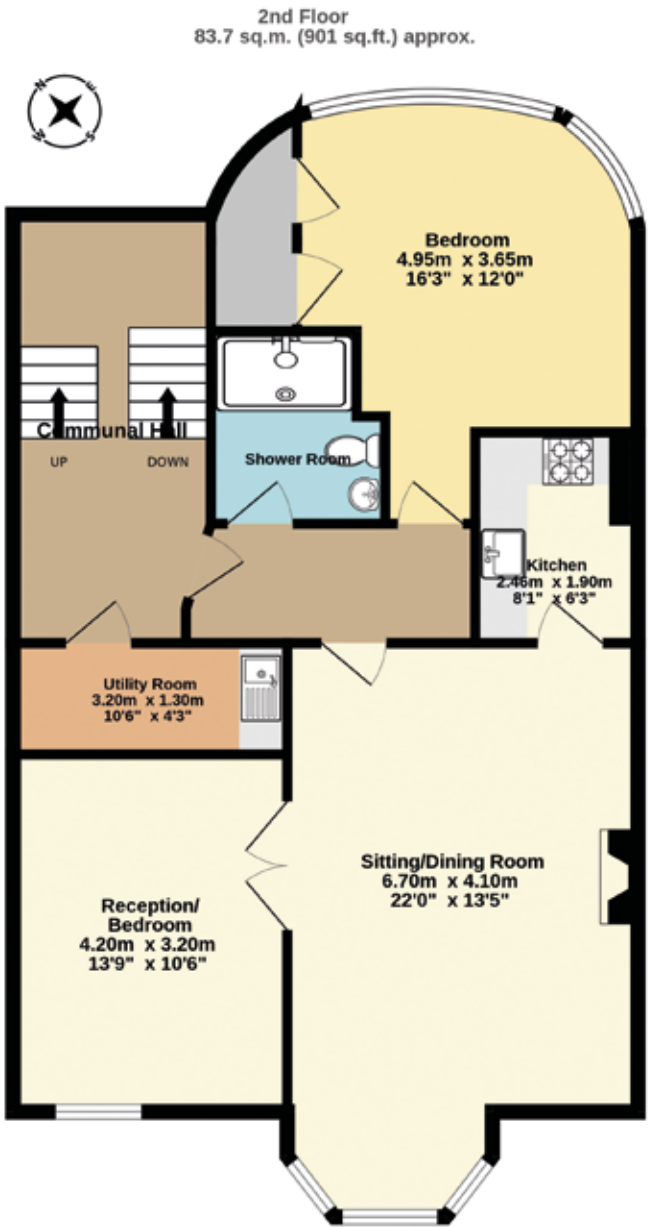
EPC: C

Directions: EX8 2AF

what3words: ///loads.format.minus



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



Approximate Gross Internal Area
83.7 sq.m. (901 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

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated September 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.