

APARTMENT 4, 21 THE BEACON

Exmouth, Devon



A STUNNING THREE BEDROOM TWO STOREY DUPLEX PENTHOUSE APARTMENT RECENTLY RENOVATED TO AN EXCEPTIONAL STANDARD

With absolutely stunning views of the coastline as far as Torbay and along the seafront with a balcony and en suite principal bedroom.

Summary of accommodation

Kitchen/dining room | Sitting room | Utility area | WC

Three bedrooms | Two bathrooms | 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: £625,000

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 4 – PENTHOUSE

Penthouse Apartment – 2nd Floor (Split-Level Accommodation)

This fantastic three bedroom penthouse apartment, arranged over two floors, offers stunning panoramic sea views.



Accessed via a secure intercom system with video entry, leading into a smart communal entrance hall. Stairs rise to the second floor, where the apartment entrance door is located.

The main living area is a spacious open-plan kitchen, dining, and sitting room featuring a large bay window at the front, providing magnificent panoramic sea views. A contemporary fireplace adds a stylish focal point. The kitchen is comprehensively fitted with a range of built-in appliances including a wine cooler, Neff microwave, tall fridge and freezer, two dishwashers, Franke sink Incinerator waste disposal unit, and Perrin & Rowe taps with spray, all complemented by under cabinet lighting. To the rear, a stunning period bay window overlooks Exmouth towards Trinity Church. Also on this floor is the third bedroom which could be used as a dining room or study with a built-in cupboard and there is a separate WC.





The top floor boasts a stunning principal bedroom with breathtaking panoramic sea views and glazed double doors opening onto a private balcony. The principal suite includes a dressing area with built in wardrobes and a high-specification en suite featuring a Duravit wall-hung WC, Duravit bath, oversized walk-in shower with porcelain tiles, and a heated towel rail.

Also on this floor is a second bedroom with beautiful views, a shower room with a Matki shower, and another heated towel rail. The landing houses an enclosed utility cupboard with space for a washing machine and dryer.

There is a part insulated loft which could be used for storage. There is a private store in the communal garden

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: Gas underfloor heating throughout and mains drainage.

Local Authority: East Devon District Council

Council Tax: Band D

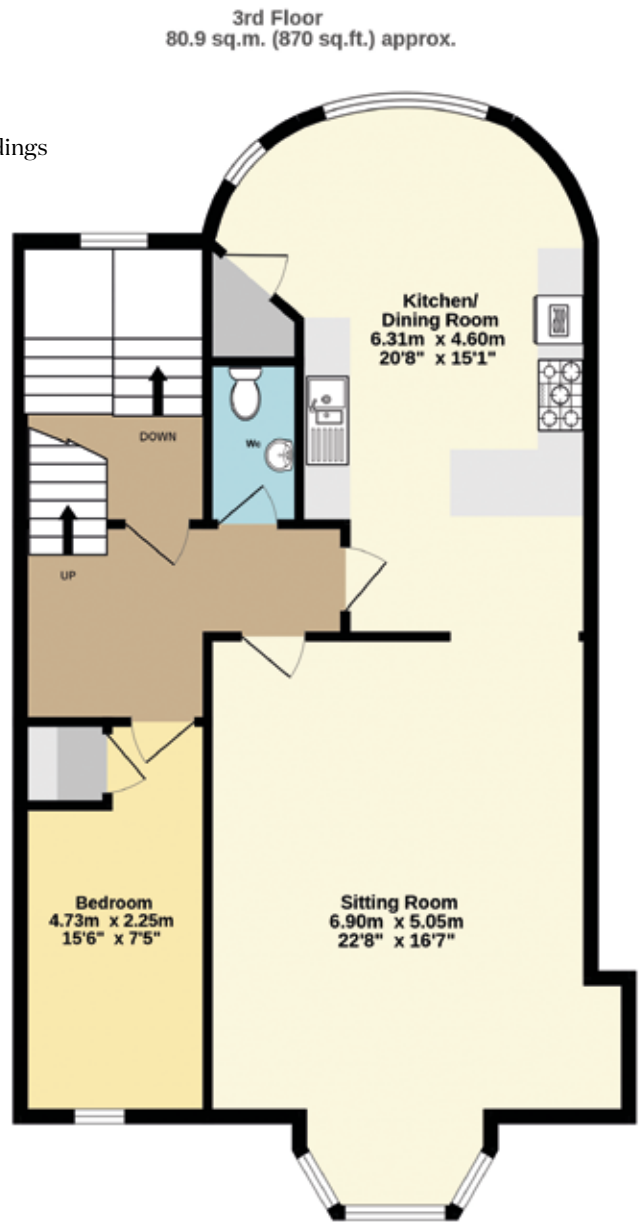
Listing: Grade II listed

EPC: C

Directions: EX8 2AF

what3words: ///loads.format.minus

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



Approximate Gross Internal Area
147.5 sq.m. (1587 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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