



East of 
ESTATE AGENTS

Esplanade
Exmouth £900,000

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This impressive Victorian three-storey townhouse is perfectly positioned on the esplanade sea front, offering breath taking views across the Exe estuary to Dawlish Warren. With its prominent positioning and classic charm, this spacious property has much to offer. Over three floors are, five bedrooms with two bathrooms, a large kitchen and breakfast room, and an elegant first-floor lounge with balcony providing commanding sea views. To the rear is a small courtyard garden and secure garage. The property's exceptional location, is just a short walk from the Exmouth vibrant town centre, ensures that the very best of coastal and town living.

Three Storey Town House | Five bedrooms |
Delightful First floor Lounge with Balcony | Large
Kitchen and Breakfast Room | Dining Room | Two
Bathrooms | Utility Room | Cloakroom | Courtyard
Garden | Garage

LOCATION

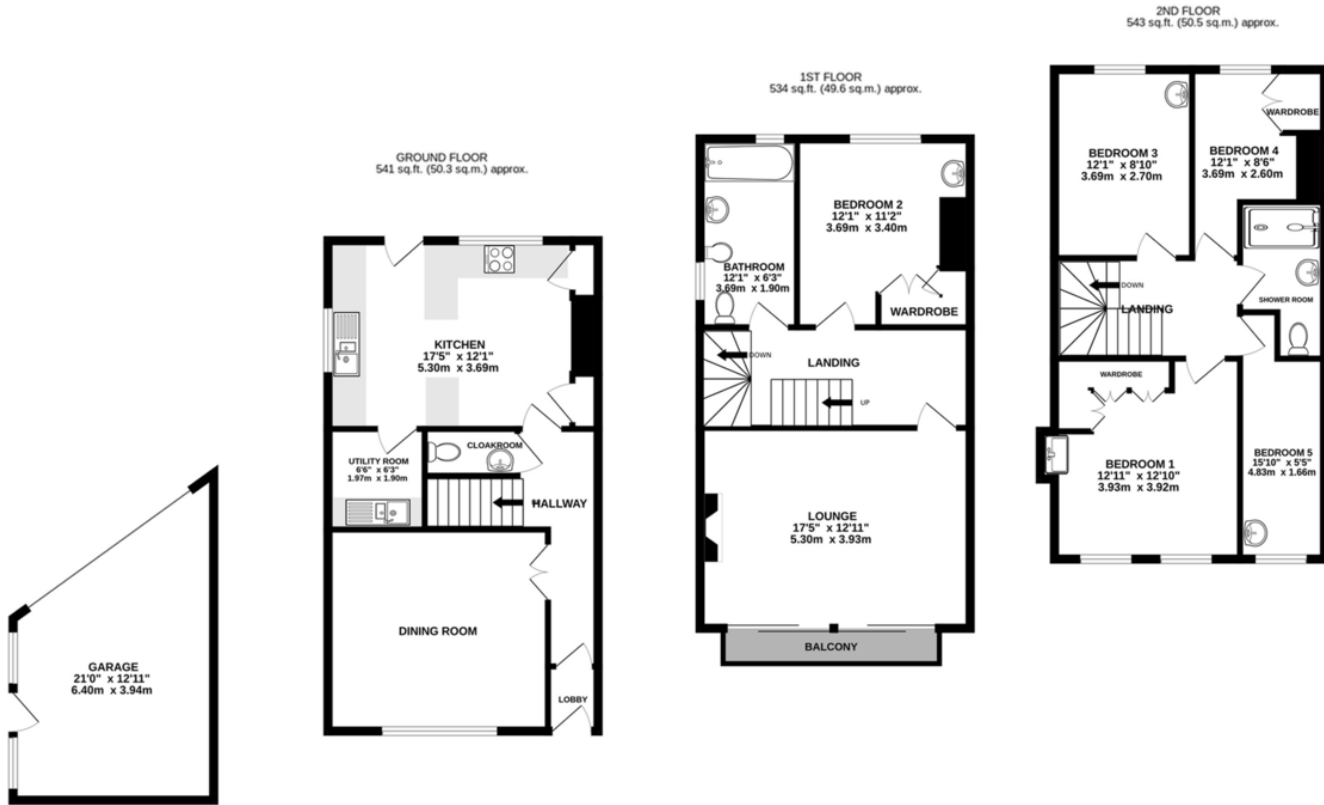
The property enjoys an enviable location right on the sea front, offering fantastic sea views and a serene outlook over to Dawlish Warren. The property is just a short walk from the vibrant town centre, where you can explore a variety of shops, cafes, and restaurants. The convenience of town living combined with the tranquillity of the coastal environment makes this location truly unique. Exmouth is renowned for its beautiful beaches, scenic walks, and a host of recreational activities. Whether you enjoy sailing, bird watching, or simply relaxing by the sea, this location offers it all. With excellent transport links and Exmouth train station just a short walk this fantastic location ensures that you are well-connected to the surrounding areas, making commuting and exploring the wider region a breeze.



DESCRIPTION

A small internal lobby opens to the main hallway where a winding staircase leads up to the second floor, and located below is conveniently cloakroom. A set of French doors open into the first of the reception rooms with the dining room boasting its character arched window out to the esplanade. To the rear is the spacious kitchen and breakfast room full fitted out with a central peninsular island and white wall and base units with its distinctive blue trim and worktop. Opening of to the side is the utility room and rear access to the garden and garage. Up on the first floor is the real gem of this property with its delightful first-floor lounge which opens out onto a balcony, providing the perfect vantage point to admire the coming and going of the esplanade and to take in the sea breeze. Continuing over the two upper floors are five bedrooms with each floor accompanied with a bathroom, and the front facing bedrooms naturally revelling with the magnificent coastal views. Out to the rear of the property is a courtyard garden with access out onto St Andrews' Road and to the side is the garage with a fob-operated electric roller door providing secure and hassle-free parking.





TOTAL FLOOR AREA : 1611 sq.ft. (149.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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