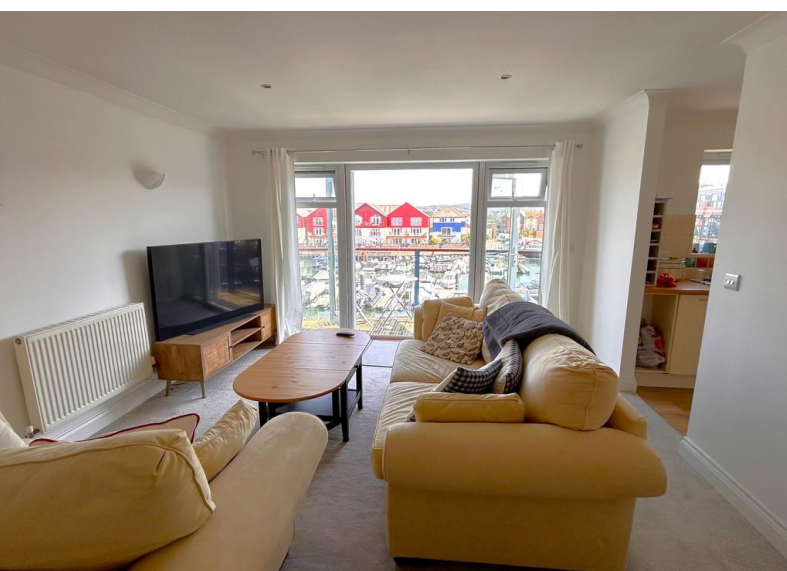




This beautifully presented second-floor apartment offers modern living with stunning views over Exmouth Marina. Located in a sought-after waterside development, this apartment combines comfort, style, and a truly enviable outlook within easy reach of Exmouth's sandy beach and local amenities. The property comprises of two bedrooms, sitting room with balcony overlooking the marina, galley kitchen, family bathroom and allocated parking space.

Pierhead
Exmouth £350,000

East of 

Pierhead Exmouth £350,000

Second Floor Apartment | Balcony with Stunning Views Over Exmouth Marina | Allocated Parking Space | Two Bedrooms | Galley Kitchen | Family Bathroom | Ideal Investment | Sought After Location |

DESCRIPTION

Upon entering the apartment, you are greeted by a large entrance hallway, creating an immediate sense of space. From here, doors open to all principal rooms, ensuring a natural and practical flow throughout the home.

The bright and inviting sitting room is undoubtedly one of the apartment's highlights, with large windows framing the beautiful and ever-changing views over Exmouth Marina. From here, a private balcony extends the living space outdoors - the ideal spot to enjoy your morning coffee, relax with an evening drink, or simply watch the boats go by.

Adjoining the sitting room is a well-appointed galley-style kitchen, which also enjoys a wonderful marina outlook. Its thoughtful design offers worktop and storage space, making it both functional and easy to use.

The rest of the accommodation comprises a generous master bedroom complete with fitted wardrobes, providing excellent storage. A second smaller double bedroom offers flexibility, whether for guests, a home office, or additional storage and a modern family bathroom.

An added benefit is the allocated parking space conveniently located at the rear of the building. A real asset in this sought-after waterside setting. Positioned right in the heart of Exmouth Marina, the apartment not only delivers comfortable modern living but also an enviable lifestyle in one of the area's most picturesque locations.

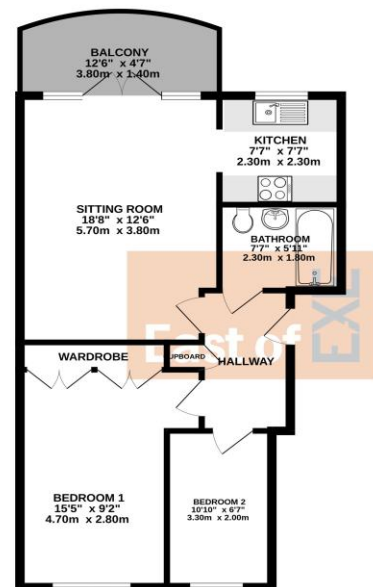
AGENTS NOTES

The property is Leasehold
Years left remaining -
Ground Rent -
Service Charge -
Council Tax Band – D

LOCATION

Situated on the sought-after Exmouth Marina development, just steps from the beach and 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 beach, 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.



TOTAL FLOOR AREA: 606 sq. ft. (56.3 sq. m.) approx.
Measurements are approximate. Not to scale. Information programme only.
Made with Metropix (12/2025)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	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 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