



FRANCIS LOUIS  
Residential



Southernhay East, Exeter, EX1 1AP

£399,999





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# Southernhay East

Exeter, EX1 1AP

Dean Clarke House, Southernhay – A stunning two-bedroom luxury apartment set within the prestigious Grade II Listed Dean Clarke House, seamlessly blending historic elegance with exceptional modern specification in the heart of Exeter's most sought-after address. The development benefits from secure controlled access, ensuring both privacy and peace of mind.

This beautifully presented ground floor apartment offers an excellent sense of space and flow, centred around a large and welcoming entrance hallway providing access to all principal rooms. The accommodation has been thoughtfully designed to combine period charm with contemporary comfort, finished to a high standard throughout.

The property features a generous living room alongside a separate dining area, creating versatile spaces ideal for both relaxing and entertaining. The high-specification kitchen is a standout feature, fitted with hand-finished German cabinetry, sleek Silestone worktops, and a full suite of premium integrated appliances, including an oven, microwave, induction hob, wine cooler, dishwasher, washer/dryer and Quooker tap.

There are two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, while the second bedroom is served by a large contemporary bathroom, finished to an excellent standard.

Dean Clarke House, formerly the historic Devon & Exeter Hospital (dating back to 1743), has been beautifully converted into luxury residences while retaining its striking architectural character.

Residents benefit from landscaped communal gardens, a secure gated car park with allocated parking, EV charging point, private lockable storage, and access to a private modern residents' gym.

Located in the highly desirable Southernhay district, the apartment is just moments from Exeter city centre, offering excellent access to shops, restaurants, cafés and transport links.

A rare opportunity to acquire a high-specification apartment in one of Exeter's most iconic developments.



## The Building

Step into luxury with this elegant and beautifully Ground Floor apartment, set within the prestigious Dean Clarke House – a stunning Grade II Listed building steeped in history, once home to the Devon & Exeter Hospital, dating back to 1743. Situated in the heart of Exeter's desirable Southernhay district, this exquisite residence offers a rare blend of period grandeur and contemporary comfort.



### Accommodation

A grand communal entrance with concierge service sets the tone for this exceptional home. The apartment opens into a welcoming hallway with useful storage. The magnificent open-plan living/dining room boasts an impressive bay of original sash windows, flooding the space with light and showcasing the remarkable high ceilings.

The high-spec kitchen is fitted with hand-finished German cabinetry, sleek Silestone worktops and a suite of premium appliances, including oven, microwave, induction hob, wine cooler, dishwasher, washer/dryer, and a Quooker tap for instant boiling water.

The principal bedroom benefits from a dedicated dressing area with fitted wardrobes and a luxurious en-suite shower room. The second double bedroom is light and airy, while the contemporary family bathroom features a freestanding bath and chic vanity unit.

### Outside

Residents enjoy beautifully maintained communal gardens with seating areas and vibrant planting, alongside a secure gated car park with allocated space, EV charging point, Modern Gym and private lockable storage.

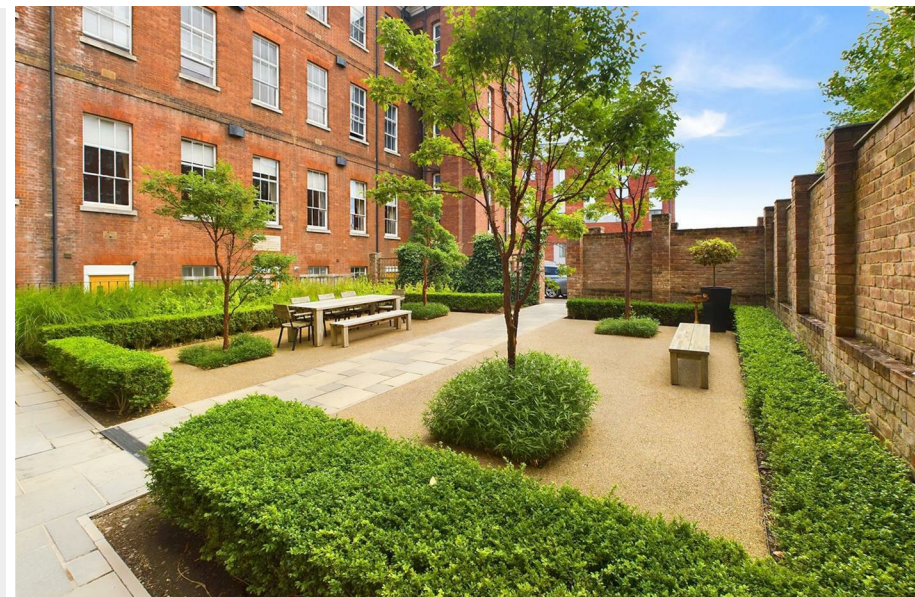
### Lease & Service Charge

Leasehold – To the 1st January 2213

Service Charge: £5,384 p.a.

Ground Rent: £316 p.a.

Council Tax Band: E





## Floor Plans



## Location Map

