



£895,000

Penthouse Apartment, Monterey, 22 Douglas Avenue, Exmouth, Devon, EX8 2HQ





Beautifully presented top-floor apartment offering generous, light-filled accommodation, with the rare advantage of an exceptionally large private roof terrace enjoying far-reaching coastal views and benefitting from two secure parking spaces. Conveniently located within close proximity of the beach and town centre.

- **Impressive sitting/dining room with direct access to the terrace**
- **Modern fitted kitchen/breakfast room with integrated appliances**
- **2 Generous double bedrooms - both with en-suite shower rooms**
- **Cloakroom**
- **Stunning far-reaching views across the coastline, Exe Estuary and towards Berry Head**
- **Gas central heating & Double glazing**
- **Lift access to all floors**
- **Secure video entry system**
- **Two individual allocated parking spaces plus additional storage**
- **Well maintained lawned communal gardens**
- **Visitors parking**
- **No onward chain**

DESCRIPTION: This beautifully presented top-floor apartment offers spacious, well-appointed accommodation, ready for immediate occupation and with the added benefit of no onward chain. The apartment enjoys a light and airy feel throughout, with generous proportions and a thoughtfully designed layout ideal for both everyday living and entertaining. A particular highlight, and a truly rare feature is the exceptional roof terrace. This expansive outdoor space spans the width of the apartment, providing a wonderful setting for al fresco dining or relaxation, all while taking in stunning far-reaching views across the coastline, the Exe Estuary and towards Berry Head. Opportunities to acquire an apartment with such a substantial private terrace are few and far between, making this a standout offering. Monterey is set within beautifully maintained communal grounds and benefits from a lift serving all floors, ensuring ease of access. Further enhancing the property are two secure, individual parking spaces along with additional storage - an increasingly valuable asset in this sought-after setting. Altogether, this is a rare opportunity to acquire a stylish and spacious apartment with outstanding outside space, excellent facilities, and beautifully kept surroundings in one of the area's most desirable locations.

LOCATION: The property is situated within a 5 minute walk to the beach, a 10-15 minute walk of Heyday's beach bar and restaurant and 20-25 minute walk to Exmouth Marina. Exmouth Beach itself has over three miles of glorious golden sands, Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth's vibrant shopping centre is approximately a 15 minute walk away and hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-
GROUND FLOOR

Remote controlled gates provide access to the **VISITORS PARKING** areas over a block paved driveway, this in turn gives access to the communal entrance. There is a drive to the side which leads to the **GARAGING**, apartment No.17 has the huge benefit of **TWO INDIVIDUAL PARKING SPACES**.

COMMUNAL ENTRANCE. Stairs and lift to top floor.

THIRD FLOOR

Private entrance door to the apartment.

RECEPTION HALLWAY. Wood flooring. Double glazed window to side. Large built-in double cupboard with shelving. Two radiators. Video entry system. Built-in cloaks cupboard. Built-in airing cupboard housing the gas fired boiler and the pressurised hot water cylinder. Doors lead off to the...

SITTING / DINING ROOM 25' 7" (7.80m) x 17' 10" (5.44m): Impressive spacious room with wood flooring throughout. Two radiators. Feature stone fireplace and hearth. Double glazed windows across the majority of one wall to the rear with views over the communal grounds and out to sea. Double doors leading out to the large terrace to the side.

KITCHEN BREAKFAST ROOM 13' 2" (4.01m) x 11' 4" (3.45m): Modern fitted kitchen comprising granite worktop surfaces with matching up-stands with under counter one and a half bowl stainless steel sink with grooved drainer and mixer tap. Inset four ring induction hob. Cupboards and drawers under with integrated dishwasher, washer drier, freezer and fridge freezer. Matching wall mounted cupboards with underlighting. Stainless steel cooker hood with underlighting. Built-in AEG double oven and plate warmer. Wine rack. Downlighters. Double glazed window to the rear with sea views. Tiled floor. Radiator.

BEDROOM 1 15' 7" (4.75m) x 11' 9" (3.58m): A large room with double glazed window to the rear overlooking the terrace and out to sea. Double glazed double doors leading out onto the terrace. Further double glazed window to the front. Two radiators. Built-in mirrored sliding door wardrobe. Door to...

EN-SUITE 9' 4" (2.84m) x 6' 4" (1.93m): White suite comprising large walk-in shower with built-in Mira shower and glass screen. Pedestal wash hand basin with mixer tap and cupboards under. Large vanity mirror. Enclosed flush low-level WC. Walls in half height tiled surround. Tiled floor. Chrome runged radiator. Downlighters. Extractor fan.



BEDROOM 2 15' 6" (4.72m) x 11' 10" (3.61m): A large room with a double glazed window to front. Corner fitted wardrobes. Radiator. Door to...

EN-SUITE 7' 7" (2.31m) x 6' 4" (1.93m): Modern white suite comprising double walk-in shower cubicle with sliding glass screen and built-in shower unit in full tiled surround. Wall hung wash hand basin with mixer tap. Enclosed flush W.C. Triple mirrored medicine cabinet. Extractor fan. Chrome rung radiator. Downlighters.

CLOAKROOM 6' 4" (1.93m) x 3' 10" (1.17m): White suite with low level enclosed flush W.C. Wall hung wash hand basin with mixer tap. Tiled floor. Chrome rung radiator.

LARGE ROOF TERRACE 51' 10" (15.80m) x 39' 7" (12.06m): The apartment has a very rare large terrace which runs the full width of the balcony enjoying open skies and stunning views out towards the sea, across the mouth of the Exe Estuary and all the way down to Berry Head and takes in the communal grounds of Monterey.

COMMUNAL GARDENS: Well-kept communal gardens featuring a generous, level lawn surrounded by mature trees and established borders, giving a sense of privacy and greenery. A gently curving pathway runs through the grounds, making it easy to walk around or find a quiet spot to sit. The elevated position brings in plenty of natural light and offers partial views towards the coast, adding to the overall appeal. A pleasant, spacious outdoor area that's ideal for both relaxing and informal use by residents.

DIRECTIONS: On entering Exmouth town continue to the roundabout (by the train station and M&S Foodhall) and bear left. At the next roundabout take the second exit and continue up Rolle street. At the roundabout at the top of Rolle Street go straight onto Douglas Avenue, continue on this road passing The Devon Court Hotel on the right. Monterey will then be found a little further along, also on the right hand side

WHAT3WORDS: ///next.navy.nation

TENURE: Leasehold share of freehold

MAINTENANCE CHARGES: Approx £3,800 per annum

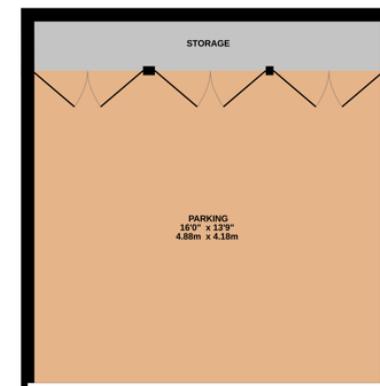
COUNCIL TAX: Band F - £3722.73

THIRD FLOOR
1318 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their capacity or efficiency can be given.
Hall and Scammell Ltd.

LOWER GROUND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



Telephone:
01395 265530
Email:
exmouth@hallandscott.co.uk
Website:
www.hallandscott.co.uk
Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

