




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	53
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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Flat 1 Highcliffe, 10 Louisa Terrace,  
Exmouth, EX8 2AQ

GUIDE PRICE  
**£365,000**  
TENURE Share of Freehold



**A Beautifully Refurbished And Extremely Spacious Self Contained Lower Ground Floor Apartment With Private Front And Rear Entrances, Ideally Located Within An Attractive Grade 11 Listed Building Which Overlooks the Seafront.**

Entrance Lobby And Spacious Reception Hall \* Attractive Living/Dining Room \* Stylish Modern Kitchen/Breakfast Room \* Two Large Double Bedrooms \* Modern Bathroom Suite Garage And Parking \* Well Kept Communal Gardens Overlooking The Seafront



**Flat 1 Highcliffe, 10 Louisa Terrace, Exmouth, EX8 2AQ**

Originally converted we understand in 1968, when the original Highcliffe Hotel was developed into eight apartments, this lower ground floor flat enjoying beautifully presented and spacious accommodation.

**SITUATION:**

Highcliffe is enviably situated along Louisa Terrace which enjoys an elevated position only a short distance from Exmouth town centre and sea front. Exmouth marks the Western Gateway of the Jurassic World Heritage coastline and boasts two miles of sandy beach and extensive red sandstone cliffs.

**THE ACCOMMODATION COMPRISES:**

Private double glazed entrance front door giving access to:

**ENTRANCE LOBBY:** Lovely entrance to the property with feature exposed brick wall; tiled flooring; inner door opening through to:

**RECEPTION HALL:** Spacious and welcoming area to the apartment with replacement doors giving access to all principle rooms; modern electric radiator; three good sized built in cupboards; door giving access to:

**REAR HALLWAY:** Access to further walk in store cupboard housing modern electric consumer unit; double glazed door giving access to the private rear garden area with access through to GARAGE and PARKING AREA.

**LIVING/DINING ROOM:** A wonderful and spacious living and dining area with feature polished bamboo flooring; television point; modern electric wall heater; wall lighting; glazed panel window to front aspect.

**KITCHEN/BREAKFAST ROOM:** A stylishly fitted kitchen/breakfast room fitted with a range of patterned work surfaces with concealed lighting; matching upstands with cupboards and drawer units and integrated dishwasher beneath work surfaces; Island breakfast bar with further cupboards beneath and wine cooler; range of wall mounted cupboards; grey composite sink unit with mixer tap inset into work surface; inset four ring electric hob with stainless steel splashback and chimney style extractor hood over; built in oven; recessed ceiling LED spotlighting; large double door cupboard with plumbing for washing machine; Upvc double glazed window to rear aspect.

**BEDROOM ONE:** With wood effect flooring; modern electric radiator; glass panelled window to front aspect with fitted window seat,

**BEDROOM TWO:** Glass panelled window to front aspect with fitted window seat; modern electric radiator.

**BATHROOM/WC:** A stylish suite comprising of bath with fixed rainfall shower head hose and detachable shower; attractive splashback walls; vanity style wash hand basin with adjoining display surface with WC in concealed cistern beneath; chrome heated towel rail; recessed ceiling spotlighting; Upvc double glazed sash style window.

**OUTSIDE:** Directly to the front of the property there is a communal parking area. Located to the rear of the building the apartment benefits from its own GARAGE with up and over door plus further parking area and a private rear garden area. Vehicular access is via Louisa Place. Directly opposite Highcliffe Terrace is an attractive communal garden which overlooks the sea front.

**TENURE & OUTGOINGS:** We understand the property is Leasehold with an equal share of the Freehold. Service charge is £375 per quarter.

**FLOOR PLAN:**

