



£350,000  
The Penthouse 17-18 The Strand, Exmouth, Devon, EX8 1AF





**Immaculate 2 Bedroom Penthouse Apartment offering 1,054 sq ft of accommodation. Contemporary living in a prime town centre location overlooking Exmouth Strand Gardens**

- Generous living space including sitting room, dining room, and modern kitchen
- 2 double bedrooms - one with en-suite
- Stylish main bathroom
- Private entrance with electric door system
- Double glazing & central heating throughout
- Parking space available
- Abundant natural light from large windows
- Short walk to train and bus links, shops, and restaurants

**DESCRIPTION:** This beautifully appointed penthouse apartment offers a rare opportunity to enjoy elegant, spacious living in the heart of Exmouth. Situated in a sought-after position overlooking the picturesque Strand Gardens, this light-filled home combines contemporary comfort with refined design across 1,054 sq ft of accommodation. Accessed via a private entrance with an electric door opening system, the apartment opens into a welcoming and airy interior, enhanced by double glazing and gas central heating throughout. The accommodation includes a generously proportioned sitting room with large sash-style windows offering elevated views over the town and green spaces, complemented by warm wood flooring and stylish décor, a modern fitted kitchen and dining area, ideal for both entertaining and everyday living, two double bedrooms, including a spacious principal suite with built-in storage and a private en-suite shower room and a luxurious main bathroom. Additional benefits include an double glazing and gas central heating throughout and proximity to all the amenities of Exmouth town centre. From shopping and dining to convenient train and bus links, everything you need is just a short stroll away. This exceptional town centre penthouse a perfect choice for downsizers, professionals, or those seeking a stylish coastal retreat.

**SITUATION:** The property is located within the town centre of Exmouth with the beachfront just 10 minutes away.

Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

**The accommodation comprises (all measurements are approximate):-**

### **GROUND FLOOR**

Private entrance door. Built-in cloaks cupboard. Two flights of stairs up to the second floor.

### **SECOND FLOOR:**

Double glazed window. Partly glazed entrance door to...

**HALLWAY/STUDY:** Two double glazed windows. Built-in utility cupboard with plumbing for washing machine and space for a tumble dryer. Radiator. Door to...

**SITTING ROOM:** 13' 10" (4.22m) x 13' 5" (4.09m):

Two double glazed windows overlooking The Strand. Solid wood flooring. Coved ceiling. Radiators. Opening through to the...

### **OPEN PLAN KITCHEN/DINING ROOM:**

**Dining area** 15' 11" (4.85m) x 11' 8" (3.56m):

Two double glazed windows to the front overlooking The Strand. 3 Radiators. Solid wood flooring. Coved ceiling. Open plan to the...

**Kitchen area** 10' 3" (3.12m) x 9' 6" (2.90m):

Granite effect roll edge worktop surfaces with matching splashbacks. One and a half bowl stainless steel sink with drainer and mixer tap. Fitted Range style cooker with 6 ring gas hob. Space for American style fridge freezer. Cupboards and drawers under with stainless steel handles. Matching wall mounted cupboards. Stainless steel display shelving. Double glazed window to the rear. Coved ceiling. Downlighters. Solid wood flooring. Doors lead off to...



**BEDROOM 1:** 18' 7" (5.66m) x 14' 1" (4.29m):

Double glazed window to the front and two double glazed windows to the rear. Two radiators. Coved ceiling. Door to...

**EN-SUITE:** 8' 4" (2.54m) x 5' 11" (1.80m):

Modern white suite comprising double shower cubicle with built-in shower. Low level WC. Wash hand basin with mixer tap with cupboards under. Wall mounted mirrored medicine cabinet with shelving. Opaque double glazed window. Coved ceiling. Downlighters. White runged radiator. Extractor fan.

**BEDROOM 2:** 13' 7" (4.14m) x 8' 2" (2.49m):

Two double glazed windows to the front. Two fitted double wardrobes. A range of fitted display and book shelving. Radiator.

**BATHROOM:** 10' 3" (3.12m) x 6' 4" (1.93m):

White suite comprising panelled bath with mixer shower tap and split-fold glass screen. Wash hand basin with mixer tap. Enclosed flush low level WC. Mirrored medicine cabinet with shelving. Shaver point. Coved ceiling. Downlighters. Opaque double glazed window. Chrome runged radiator. Extractor fan.

**TENURE:** Leasehold

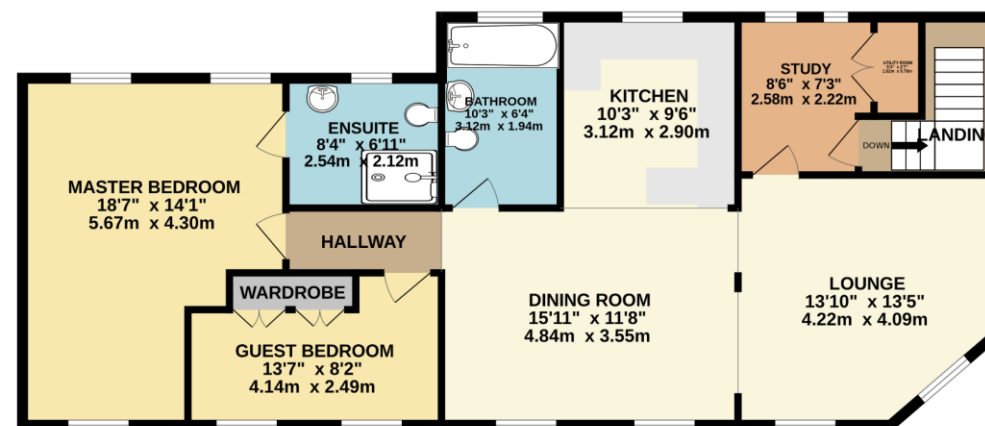
**RENT:** Peppercorn share of buildings insurance

**LEASE:** 999 Years from 2014

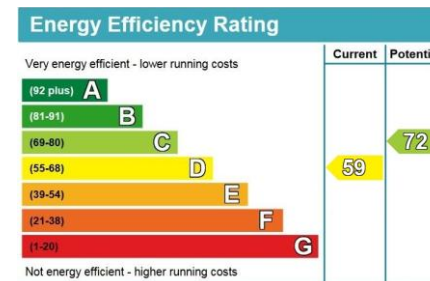
**COUNCIL TAX:** Band B £1893.10per annum

**WHAT3WORDS**///lowest.icon.trout.

SECOND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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Telephone:  
01395 265530  
Email:  
exmouth@hallandscott.co.uk  
Website:  
[www.hallandscott.co.uk](http://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.

