



Apartment 31



STAGS

Apartment 31 Rolle

, Exmouth, Devon, EX8 2FA

Exmouth seafront 0.5 miles | Topsham 7 miles | Exeter 11 miles

A beautifully presented 3 bedroom, ground floor apartment, set within the historic Eldin House, located less than a 10 minute walk from Exmouth seafront.

- Final 3 bedroom ground floor apartment
- Open plan kitchen/dining area with island
- Generous separate living room
- Three well proportioned bedrooms
- EPC TBC
- Ready to move into apartment
- Contemporary fitted kitchen with integrated appliances
- Ensuite to bedroom 1
- Leasehold
- Council tax band TBC

Guide Price £595,000

SITUATION

Developed by Acorn Property Group - Established in 1995, Acorn is an independent development and regeneration specialist that has, for 30 years, successfully created a range of residential-led refurbishment and new build schemes.

Rolle Gardens in Exmouth is an exclusive collection of homes, featuring carefully designed new-build properties, centred around the conversion of the beautiful Grade II-listed Eldin House.

Located on the picturesque east coast of Devon, where the River Exe meets the sea, Exmouth is one of the county's most sought-after coastal towns. Positioned at the gateway to the magnificent World Heritage Jurassic Coast, the town is known for its beautiful two-mile stretch of golden sand — the longest seafront in Devon and Cornwall.

The apartment is conveniently placed for enjoying everything Exmouth has to offer, from the beach and seafront to the town centre's shops, cafés, restaurants and everyday amenities. Whether you are looking for relaxed coastal walks, easy access to local facilities or a low-maintenance home in a well-connected seaside setting, this apartment offers an exceptional opportunity.



DESCRIPTION

Set within the carefully renovated Eldin House at Rolle Gardens, this exceptional three-bedroom apartment offers an impressive combination of period character, generous proportions and modern convenience.

Positioned on the ground floor, Apartment 31 is arranged around a spacious open-plan kitchen and dining room. A central island creates a natural focal point for cooking, informal dining and entertaining, while the contemporary Shaker-style kitchen is complemented by a range of integrated appliances.

A substantial separate living room provides a comfortable and peaceful space in which to relax. Throughout the apartment, original features have been thoughtfully retained, including sash windows, decorative coving, ornate architraves and original doors, reflecting the Gothic heritage of this distinctive building.

The accommodation includes three spacious bedrooms. The principal bedroom benefits from a private en-suite, while a contemporary family bathroom serves the remaining bedrooms and living accommodation.

Finished to a high-quality specification, the apartment also benefits from energy-efficient lighting, allocated parking, bicycle storage and access to landscaped green spaces. Its low-maintenance design makes it equally suitable as a permanent coastal home, a convenient lock-up-and-leave property or a stylish base from which to enjoy East Devon.

OTHER CONSIDERATIONS

Lease: 999 years

Service and estate charges payable

The internal photos are to show the internal finish only and are taken from a similar property.

Marketing Suite & Show Home open by appointment only.

VIEWINGS

Contact the Stags Exeter Office for more information on 01392 255202.

DIRECTIONS

Located off Douglas Avenue, close to Exmouth seafront.

What3words: - ///baked.bossy.tiny



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