



£235,000

8 Albion Terrace, Exmouth, Devon, EX8 1JT





**A beautifully presented three-bedroom maisonette occupying the upper floors of a period building in a tucked-away part of Exmouth town centre. Light and airy with tall ceilings, original sash windows, feature fireplaces and private entrance. Enjoying views across the town to the Exe Estuary from many rooms.**

- **Sitting / Dining Room with large sash windows**
- **Modern fitted kitchen with integrated appliances**
- **Two modern bathrooms – including a Jack & Jill bathroom**
- **Three well-proportioned bedrooms, two with feature fireplaces**
- **Gas central heating**
- **Period features**
- **Communal lawned garden**
- **Long lease with share of Freehold**
- **Private Entrance – Ground floor access leading to upper-floor maisonette.**
- **Minutes from Exmouth town centre and 15-minute walk to the beach**

**DESCRIPTION:** Situated in a tucked-away part of Exmouth town centre and occupying the two upper floors of this charming Grade II Listed period building, this maisonette enjoys a wonderfully light and airy feel, with glorious views across the town to the Exe Estuary from many rooms. Tall ceilings and original features have been beautifully retained, including multi-paned sash windows, handsome turning handrails with period spindles, and original fireplaces. The property benefits from two modern, neutral bathrooms, a contemporary kitchen, gas central heating, and its own private entrance on the ground floor. Spacious and generously proportioned throughout, this is a home that truly needs to be viewed to be fully appreciated.

**SITUATION:** The property is situated within minutes of the town centre and is a 15 minute walk to the beach. 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 is a bustling town with a vibrant shopping centre that also 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**

Private entrance door leading through to a private staircase which leads up to the...

## FIRST FLOOR

Private entrance door to the apartment.

Stairs leading upto a further landing and from here there are doors leading off to the...

**SITTING / DINING ROOM** 16' 11" (5.16m) x 12' 4" (3.76m): Large sash window to the rear and side. Fitted double cupboard. 2 Radiators. Downlighters.

**BEDROOM 1** 12' 10" (3.91m) x 10' 8" (3.25m): Large sash window to the rear with views out towards the Exe Estuary and the Haldon Hills. Radiator. Feature fireplace. Built-in double wardrobe.

**KITCHEN** 11' 11" (3.63m) x 6' 4" (1.93m): Stone effect worktop surfaces in tiled splashback with inset one and half bowl stainless steel sink with drainer and mixer tap. Four ring gas hob. Cupboards and drawers under with integrated dishwasher, fridge and freezer. Space for washing machine. Windows to the side and to the front. Matching glass fronted display cabinets. Downlighters. Hatch to roof. Radiator. Door to...

**BATHROOM** 6' (1.83m) x 5' 9" (1.75m): Modern white suite comprising P-shaped bath in full tiled surround with curved glass screen and built-in shower. Pedestal wash hand basin with mixer tap and tiled splashback. Low level WC. Sash window. Downlighters. Chrome runged radiator.

## SECOND FLOOR

**LANDING.** Double glazed Velux window and further window to rear. Doors leading off to...

**BEDROOM 2** 12' 6" (3.81m) x 10' 8" (3.25m): Sash window to side with views up the Estuary and towards Exeter. Double glazed Velux window. Eaves storage cupboards. Radiator. Door to...

**BATHROOM** 8' 3" (2.51m) x 4' 8" (1.42m): Jack & Jill bathroom. Panelled bath in tiled surround with pull-out shower. Pedestal wash hand basin with mixer tap and tiled splashback. Low level WC. Double glazed Velux window. Downlighters. Chrome runged radiator. Door to...

**BEDROOM 3** 13' 1" (3.99m) x 10' 9" (3.28m): Window to rear with views over the Exe Estuary. Feature fireplace. Built-in double cupboard. Radiator.

**OUTSIDE:** To the front of the property is a level lawned garden with mature shrubs and a paved path leading to the main entrance, enclosed by fencing and a characterful stone wall. This garden is shared between the three apartments in the building, and each of the freeholders are expected to maintain it.

**DIRECTIONS:** Upon reaching Albion Street from the town centre, continue up turning left onto Clarence Road. Continue along Clarence Road and past Henrietta Place on the right-hand side, taking the pedestrian path to a gated entrance, which will provide access to number 8 Albion Terrace.

**WHAT3WORDS:** [///asleep.risen.status](#)



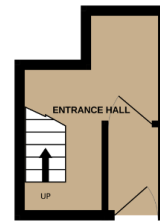
**TENURE: Share of Freehold** - 999 year lease from 28/05/2014 - 988 years remaining. This property forms the largest of the three flats within the building and benefits from a 40% share of the overall freehold. The remaining freehold is split between the other two flats, with the ground floor flat holding 30% and the basement flat holding the remaining 30%.

**MAINTENANCE & CHARGES:** Peppercorn rent

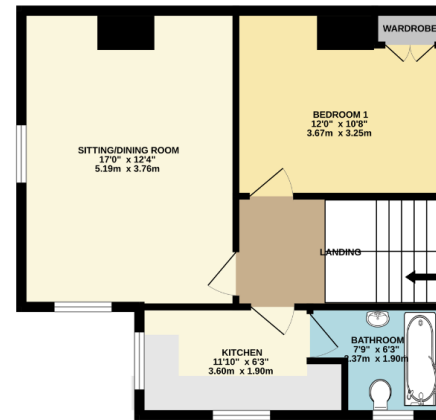
**COUNCIL TAX:** Band B - £1893.10

**SERVICES:** All mains services connected.

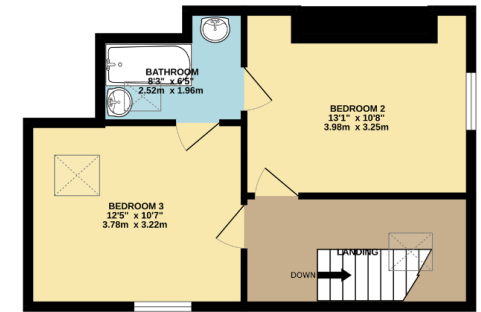
GROUND FLOOR  
85 sq.ft. (7.8 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.

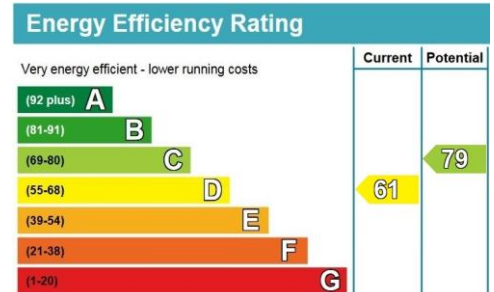


2ND FLOOR  
386 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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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.

