



£294,000

Flat 11, St Hilarian, 23 Portland Avenue, Exmouth, Devon, EX8 2BS





Beautifully presented top floor apartment with coastal views and only a short walk from the town centre.

- **Top floor apartment with sea views**
- **Secure communal entrance with lift**
- **Spacious lounge/diner with Juliette balcony**
- **Modern kitchen with integrated appliances**
- **Large main bedroom with wardrobes and views**
- **Second bedroom with rear aspect**
- **Stylish shower room with walk-in shower**
- **Landscaped communal gardens**
- **Allocated parking space**
- **Long lease, share of freehold, no pets**

DESCRIPTION: Located in a highly desirable development within walking distance of Exmouth seafront and town centre, this superb top-floor apartment offers beautifully presented accommodation, far-reaching sea views, and the convenience of a private lift-serviced entrance. Positioned close to a regular bus route, the property combines comfort, space, and location. The spacious accommodation includes a large sitting/dining room with a Juliette

balcony and stunning views over the Maer and towards the coastline, including Berry Head. A generous kitchen/breakfast room is well-equipped with integrated appliances and ample storage, ideal for both everyday living and entertaining.

There are two double bedrooms, with the principal bedroom enjoying both coastal views and extensive fitted wardrobes. The stylish modern shower room features a large walk-in shower and fitted vanity unit.

Additional benefits include gas central heating, excellent storage, a secure entry system, allocated parking, and beautifully maintained communal gardens offering a peaceful, private setting.

LOCATION :

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):

ENTRANCE: Communal entrance door with door entry intercom system. Lift and stairs leading to the top floor with a private entrance door to..

ENTRANCE LOBBY: Coved ceiling. Cloaks hanging space. Partly glazed door leading through to...

HALLWAY: Built- in double cupboard. 2 x Radiators. Coved ceiling. Hatch to roof. Doors leading off to...

SITTING ROOM/DINING ROOM:

22' 7" (6.88m) x 10' 10" (3.30m): A spacious room with double glazed double doors with matching side glazed panels. Stunning Views out towards the sea, Berry Head and across the Maer with a Juliette style balcony. Coved ceiling. 2x radiators.

KITCHEN/BREAKFAST ROOM:

17' 6" (5.33m) x 11' 9" (3.58m):

Double glazed window to the rear. Stone effect wood edge work top surfaces in tiled splash back with 1½ bowl inset with drainer and mixer tap. 4 ring gas hob. Cupboards and drawers under with integrated washing machine, dishwasher and fridge freezer. Built- in double oven. Matching wall-mounted cupboards with two glass-fronted display cabinets. Stainless steel cooker hood. Wall-mounted gas-fired combi boiler. Radiator.

BEDROOM 1:

21' 5" (6.53m) x 13' 4" (4.06m):

Double glazed window with views out towards the coastline. A further double glazed velux window. Feature sloping. ceiling. 2 x double fitted floor to ceiling wardrobes. Radiator.

BEDROOM 2:

9' 6" (2.90m) x 9' 2" (2.79m):

Double glazed window to the rear. Coved ceiling. Radiator.



SHOWER ROOM:

8' 7" (2.62m) x 6' 8" (2.03m):

Modern suite comprising a large walk-in shower with built-in shower unit. Enclosed flush low-level WC. Wash hand basin with cupboards under in tiled surround. Fitted vanity mirror with lighting. Chromed rung radiator. Extractor fan.

OUTSIDE: The development is set behind a private entrance which enjoys beautiful generous size communal gardens mainly laid to lawn with colourful flowers and shrubs.

PARKING: The property benefits from having an allocated parking space.

COUNCIL TAX: Band D £2433.97

TENURE: Leasehold 999 years from 2001 with 1/16 share of Freehold

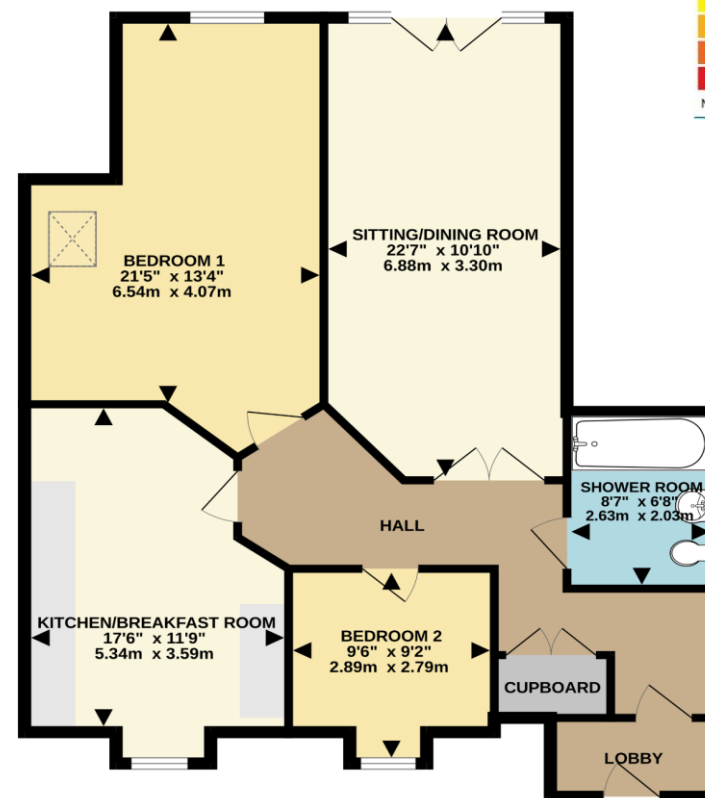
SERVICE CHARGES: £840.12 payable every 6 months.

NB: No pets allowed. No holiday lets.

DIRECTIONS: Leave Exmouth town centre along Rolle Street / Rolle Road. At the round take the first exit onto Salterton Road / B3178. Then take the third turning on the right onto Portland Avenue where this property will be found at the end of the road on the left hand side.

WHAT3WORDS:///bond.woof.branded

GROUND FLOOR
948 sq.ft. (88.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

TOTAL FLOOR AREA: 948 sq.ft. (88.0 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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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.

