

Guide Price £995,000
14 The Point, Pierhead, Exmouth, EX8 1FE



Penthouse apartment boasting spectacular sea and coastal views from almost every room, with an impressive large wrap-around balcony, within level walking distance of the beach, town centre and train station.

- **Light-filled open-plan living with floor-to-ceiling glazing**
- **Contemporary kitchen with built-in appliances**
- **Three double bedrooms, including a luxury master suite with en-suite & walk-in wardrobe**
- **Stylish family bathroom**
- **Large wrap-around balcony with stunning views of the sea, estuary & town**
- **Double glazing, underfloor heating and ceiling speaker system**
- **Secure entry system**
- **Private garage, allocated parking & lift access**
- **No onward chain**

DESCRIPTION: This apartment arguably offers the best views in Exmouth. This stunning fourth-floor penthouse boasts a spectacular wrap-around balcony that captures uninterrupted vistas out to sea, across Dawlish Warren, along the Exe Estuary, and over Exmouth town. Floor-to-ceiling windows flood the space with light and seamlessly connect the indoors to this extraordinary outdoor vantage point—perfect for relaxing or dining al fresco while soaking in the ever-changing coastal landscape. Inside, the open-plan living area includes a sleek, fully-equipped kitchen with a wine fridge, breakfast bar, and dining area. The apartment offers three stylish bedrooms, including a luxurious master suite with balcony access, walk-in wardrobe, and en-suite. A modern family bathroom completes the layout. Located in one of the Marina's most recently built developments, the apartment also includes lift access, a private garage, and allocated parking. This is waterside living at its most breathtaking—an exceptional home with views that simply can't be matched.

SITUATION: This superb marina development is positioned at the mouth of the River Exe with the sea front and esplanade adjacent. 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. It boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The nearby town centre is a level short walk with a range of shops including a handy M&S food hall, variety of restaurants, schools, modern sports centre, swimming pool, train station and various other amenities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

ENTRANCE Communal entrance door with video buzzer entry system to the communal hallway. From here there are stairs and a lift to the top floor.

FOURTH FLOOR

ENTRANCE HALL Double wooden doors leading to a storage cupboard housing a wall mounted gas boiler and water tank. Built-in shelving. Further smaller storage cupboard with shelving and housing the air control system. Wall mounted control for underfloor heating system. Engineered Oak wood flooring. Camera and security access phone. Wooden doors leading off to...

OPEN PLAN KITCHEN/LIVING AREA 28' 5" (8.66m) x 20' 2" (6.15m): **The kitchen area** features a front-aspect window with stunning views across the estuary towards Berry Head and Dawlish. It is fitted with modern eye-level and base units, roll-top work surfaces, an integrated Neff four-ring induction hob with extractor fan above, double built-in Neff ovens, an integrated fridge/freezer, dishwasher, and wine fridge. A breakfast bar area offers a perfect spot to enjoy the estuary and sea views. The space is finished with engineered oak flooring throughout.

The living area boasts wall-to-wall glazed windows on two sides, one of which includes sliding patio doors that open onto a large wrap-around balcony. An inset ceiling speaker system adds to the modern, open-plan ambiance.

BEDROOM 1 13' 3" (4.04m) x 9' 11" (3.02m): Engineered oak flooring runs throughout. The room includes a double walk-in wardrobe with ample hanging space and shelving. Features include controlled lighting and remote-controlled blinds. A stunning, wall-to-wall picture window offers panoramic views over the sea—stretching from Dawlish Warren to Berry Head on one side, and across Exmouth Beach on the other. Sliding glazed doors open onto the wrap-around balcony, with further views over Dawlish and the estuary.

EN-SUITE Hidden cistern WC with chrome-plated push flush. Wall-mounted wash hand basin with mixer tap, set over a two-drawer vanity unit. Walk-in shower with a double-length shower tray and glass screen door, featuring a rain shower head and a separate handheld shower. Stone tiling throughout, with inset glass shelving and tiled splashbacks. Wall-mounted mirror cabinet with integrated LED lighting. Ceiling lights.

BEDROOM 2 12' 7" (3.84m) x 9' 1" (2.77m):

Window to front aspect looking across the estuary and over Pirates Cove. Sliding double glazed doors lead out to the large wrap around balcony with views across the Estuary, and towards Exeter. Built-in speakers. Engineered oak flooring throughout.

BEDROOM 3 9' 7" (2.92m) x 8' 8" (2.64m):

Engineered oak flooring. Windows overlooking the marina and the estuary.



BATHROOM Comprising panelled bath with shower screen and shower over. Heated towel rail. Hidden WC. Wall mounted rectangular wash hand basin with mixer tap over a two-drawer vanity unit. Tiled splashbacks. Mirror inset to one side. Ceiling spotlights. Large stone tiling throughout.

OUTSIDE

BALCONY One of the standout features of this penthouse is the expansive wrap-around balcony, enveloping three sides of the apartment and offering panoramic, uninterrupted views. From the wide open sea to Dawlish Warren’s golden sands, the peaceful sweep of the Exe Estuary, the entrance to Exmouth Marina, and across the rooftops of Exmouth town—every angle offers a postcard-worthy outlook. This outdoor space is incredibly rare for this development and truly sets the apartment apart. Generously sized and beautifully designed, the balcony offers multiple areas for relaxing, dining, or simply soaking up the sun and sea air. Whether you’re enjoying a quiet morning coffee or entertaining guests as the sun sets over the estuary, this stunning space makes everyday living feel like a luxury holiday.

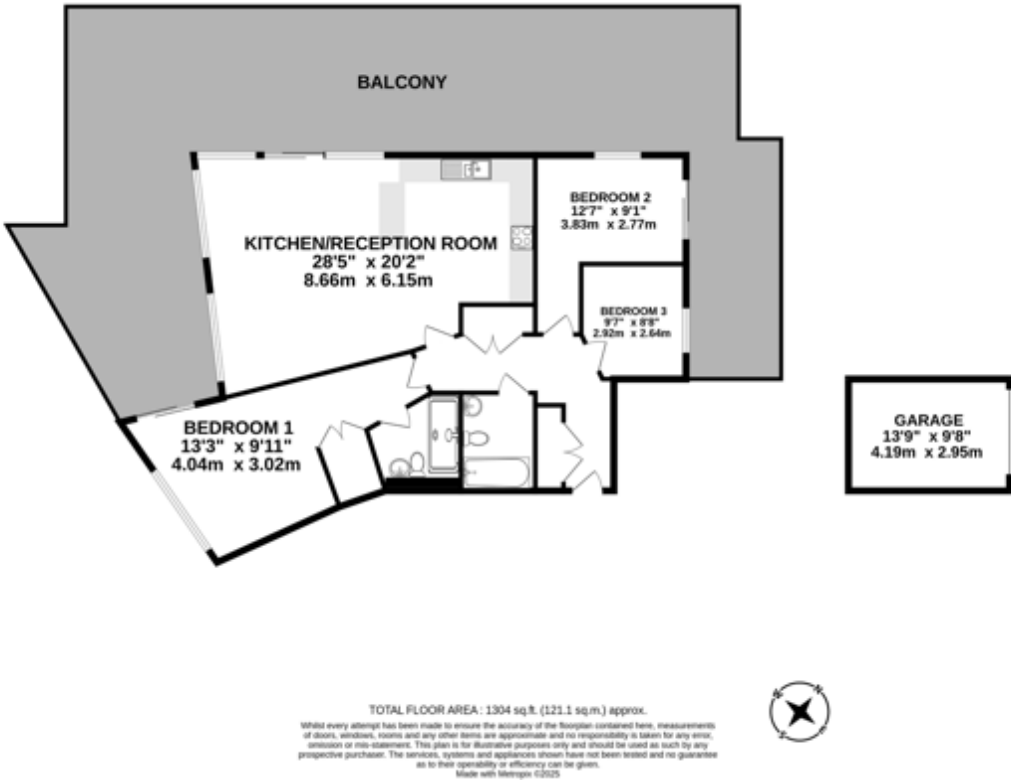
GARAGE 13' 9" (4.19m) x 9' 8" (2.95m): with electric assisted door. **PRIVATE PARKING SPACE.**

DIRECTIONS: On entering Exmouth from Exeter on the A376 head towards the town centre. At the roundabout adjacent to M&S, take the second exit onto Imperial Road, at the next round about take the first exit and then turn right into Victoria Road. Continue along Victoria Road until reaching The Beach Pub, take the second right here alongside Stuart Line Cruises and The Point can be found on the right.

WHAT3WORDS: ///waxer.director.corporate

TENURE: Leasehold
SERVICE CHARGE:TBC
GROUND RENT: TBC
COUNCIL TAX: Band G - £4,056.62

4TH FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



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Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, 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.

