



Guide Price £275,000
Flat 5, 18 The Beacon, Exmouth, Devon, EX8 2AF





A Grade II Listed first floor apartment enjoying a great location with excellent sea views.

- **Spacious and versatile accommodation**
- **Large sitting room & dining area with a wood burning stove**
- **Modern kitchen/breakfast room with a built-in oven & hob**
- **Two bedrooms – one overlooking Holy Trinity Church and the other with an internal window**
- **Bathroom/w.c. with a shower over the bath.**
- **Gas central heating & secondary double glazing**
- **Useful store/office**
- **Shared rear courtyard and outside store**
- **Close to the town centre & seafront**
- **Shared freehold and a long lease**
- **No chain**
- **EPC = C**
- **Council Tax C**

Worth viewing because...

Located amongst other Grade II Listed buildings along The Beacon is this spacious two-bedroom first floor apartment enjoying sea views. It is within short walking distance of the town centre and seafront making this an ideal permanent or investment property.

In more detail...

The apartment overlooks a nice green area to trees and the sea beyond. Located on the first floor both the apartment and store/office are accessed from the communal landing. The store/office has a fitted bench and houses the energy efficient condensing boiler. The front door to the apartment leads to a reception hall with an airing cupboard and doors to all of the rooms. The generous size sitting room/ dining area is a real feature having a wood burning stove and a large bay window enjoying sea views. The modern kitchen/breakfast room enjoys a similar outlook and has a built-in gas hob and fan assisted oven/grill. There are two well proportioned bedrooms with the largest one overlooking Holy Trinity Church to the rear. The other bedroom has internal windows. Finally, there is a good size bathroom/w.c. with a shower over the bath. Other features include gas central heating, secondary double glazing, shared rear courtyard and an outside store.

Bear in mind...

There are five apartments in the building owning the freehold between them and this property benefits from an extended 999-year lease dated from 2021. The EPC rating for this apartment is C and it is being sold with no onward chain. It would be hard to imagine a more convenient location within short walking distance of the town centre and seafront. An early viewing is thoroughly recommended.

The coastal town of Exmouth ...

The property is within short walking distance from the town centre and seafront. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable

coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.....

Directional note...

From our office drive along the seafront and turn left just before the clock tower onto Alexandra Terrace. Then take a sharp right turning just before roundabout onto The Beacon. This property will then be found a short way along on the right-hand side opposite a green area with benches.

Room dimensions...

Sitting room & dining area – 5.95 into the bay x 5.17

Kitchen/breakfast room – 4.70 x 2.34

Bedroom 1 – 4.41 maximum x 3.09 excluding the window recess.

Bedroom 2 – 3.86 x 2.45 maximum measurements.

Bathroom/w.c. – 3.93 maximum x 1.60

Store/Office – 2.53 x 1.60



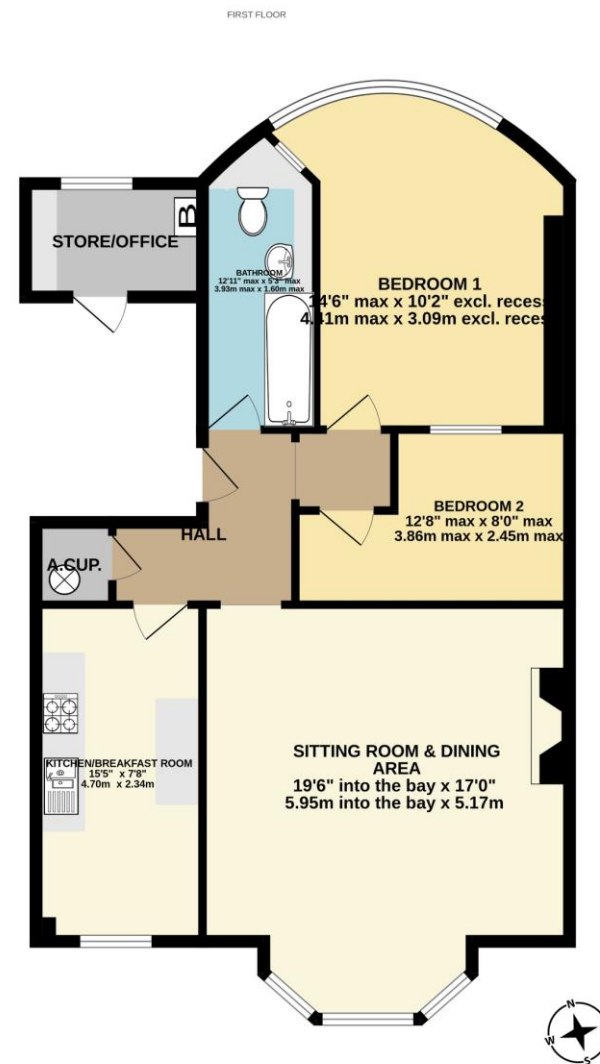
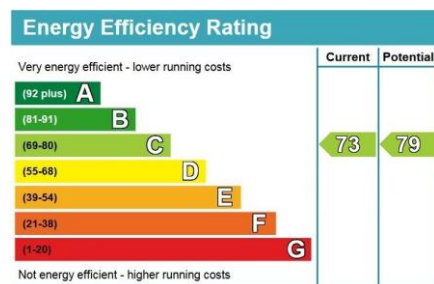
Tenure & outgoings ...

The freehold is owned by 18 The Beacon (Exmouth) Management Company Ltd of which each of the five apartment owners is a shareholder. Lease – 999 years commencing from 2021. The 2024 service charge was £2,143 including building insurance. Usually paid twice a year. The 2025 demand was £1,153. The property can be let on a shorthold tenancy, but no holiday lets or Airbnb. Pets are allowed as long as they do not cause annoyance to any other occupiers.

Services ...

All mains services are connected.

Council Tax: Band C - £2163.53



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.