



£310,000
Flat 2, 7 The Beacon, Exmouth, Devon, EX8 2AG



A stylish first-floor apartment with parking space and far-reaching sea views over the South Devon Coast, conveniently positioned within walking distance of Exmouth Seafront and the town centre.

- Spacious sitting/dining room with large bay sash window with stunning coastal views
- Stylish kitchen with integrated appliances
- Two generously sized bedrooms - one with sea views
- Modern bathroom
- Period features throughout
- Secure allocated parking space with up-and-over garage door access

DESCRIPTION: An elegant and spacious first-floor apartment offering panoramic views across the sea to the South Devon coast, this beautifully presented two-bedroom flat is ideally positioned just a short walk from both Exmouth Seafront and the town centre.

Set within a striking Grade II Listed building, the home effortlessly blends period charm with practical modern living. The bright and expansive sitting/dining room features a large bay window that perfectly frames the scenic coastline, stretching from Berry Head across Dawlish Warren and up the Estuary towards Exeter—and includes a characterful fireplace and high ceilings.

The stylish kitchen is fitted with solid wood worktops, integrated appliances, and plenty of storage, while a rear lobby leads to a well-appointed bathroom. Two generously sized bedrooms, both with sash windows and one with stunning sea views complete the interior accommodation.

A rare benefit in this location, the apartment also includes a secure, allocated parking space to the rear, accessed via an up-and-over garage door. A unique opportunity to live in a highly desirable coastal setting with charm, convenience, and captivating views.

LOCATION: Situated in a highly desirable, quiet area just yards from the sea front, The Beacon is a delightful street of attractive mainly period houses converted into apartments.

The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. It 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 also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding, 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

Communal entrance door with communal staircase leading up to the first floor.

FIRST FLOOR

Private entrance door to the apartment.

HALLWAY. Wood effect flooring. Entrance intercom. Built-in shelved storage cupboard. Door leading off to...

SITTING / DINING ROOM 20' 3" (6.18m) x 16' 1" (4.90m): A bright impressive room with high ceilings. Large sash bay window to front with views towards Berry Head, across the coastline, over Dawlish Warren and up the Estuary towards Exeter. Wood effect flooring. Feature fireplace. Fitted seating unit creating a dining area. Fitted shelving. Radiator. Picture rail.

KITCHEN 14' 4" (4.37m) x 6' 0" (1.84m): Solid wood worktop surfaces in tiled splashback with inset ceramic hob and twin stainless steel bowl sink with mixer tap. Cupboards and drawers under with built-in oven. Integrated washing machine. Space for fridge freezer. Matching wall mounted cupboards. Built-in microwave and cooker hood. Two double glazed windows to the rear. Extractor fan. Radiator. Opening through to...

REAR LOBBY. Double glazed window to side. Wall mounted gas fired boiler. From here there is a door leading to...



BATHROOM 11' (3.36m) x 6' 9" (2.06m): Panelled bath with mixer tap and built-in shower. Pedestal wash hand basin in tiled splashback. Low level WC. Light with shaver point. Radiator. Double glazed window to rear with views over Exmouth.

BEDROOM 1 14' 4" (4.37m) x 10' 5" (3.17m): Sash window to rear. Radiator.

BEDROOM 2 13' (3.97m) x 7'10" (2.39m): Large sash window to front with towards Berry Head, across the coastline, over Dawlish Warren and up the Estuary towards Exeter. Picture rail. Radiator.

OUTSIDE A particular feature of this property is that it has a PARKING SPACE with up and over door. The parking space and bin store can be accessed directly from the building via a door in the basement. There is also a keypad on the back gate and access can be gained this way too.

TENURE: Leasehold - 1/4 share of Freehold. 999 years from 2006.

COUNCIL TAX: Band B - £1893-10

MAINTENANCE CHARGES: £125.00 per calendar month. The building is self-managed by the 4 apartment owners in the building.

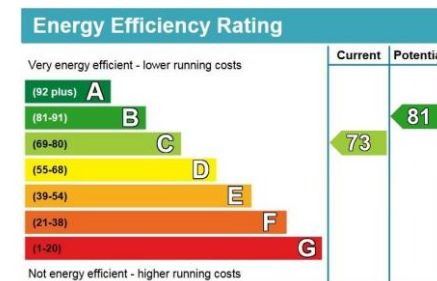
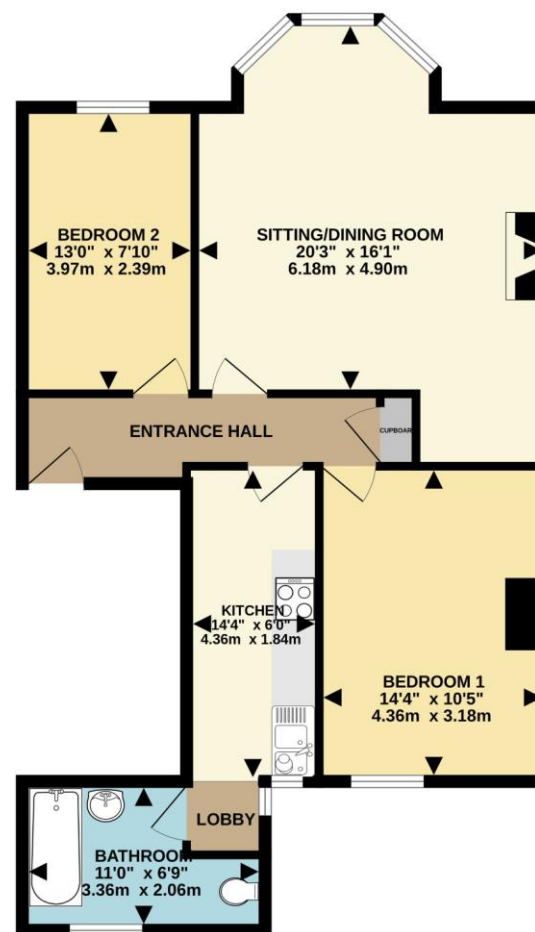
DIRECTIONS: On entering Exmouth, follow the signs towards the town centre along Marine Way. Take the second exit off the roundabout by Exmouth Train Station and then the first exit at the next roundabout into Imperial Road. At the end of the road take a left on to Alexandra Terrace following the road up the hill and just before the roundabout take a sharp right onto The Beacon and the property is located on the left hand side.

WHAT3WORDS: ///equal.full.camera

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.

TOTAL FLOOR AREA: 724 sq.ft. (67.2 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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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.

