



£265,000

11 Fennygates, 9 Foxholes Hill, Exmouth, EX8 2DL





A beautifully presented light and spacious two-bedroom first floor apartment with a private balcony enjoying sea views. Situated within a modern development with lift access and allocated parking, all within a short walk of the seafront.

- **Bright and spacious open-plan kitchen/breakfast/sitting room**
- **Stylish fitted kitchen with integrated appliances and breakfast bar**
- **Two well-proportioned double bedrooms**
- **En-suite shower room to main bedroom**
- **Modern bathroom**
- **Private decked balcony with glass balustrade and sea views**
- **Double glazing & Underfloor heating**
- **Feature wood flooring throughout much of the apartment**
- **Allocated parking space and useful storeroom**
- **Share of freehold**
- **No onward chain**

DESCRIPTION: A beautifully presented light and spacious two-bedroom first floor apartment, enviably situated halfway up the lower section of Foxholes Hill, elevated enough to enjoy lovely sea views, yet still within a short walk of the beach and seafront. The property forms part of a modern development with lift access, allocated parking and a useful storeroom. A bright open-plan kitchen/breakfast/sitting room opens onto a private decked balcony with glass balustrade, creating the perfect space to relax and enjoy the coastal outlook. The stylish kitchen is fitted with integrated appliances and breakfast bar, whilst both double bedrooms are generously proportioned, the principal bedroom benefiting from an en-suite shower room and the second bedroom with balcony access. Further features include a modern bathroom, feature wood flooring, double glazing and no onward chain. Lovely coastal walks are right on the doorstep.

LOCATION: The apartment is situated within a 5 minute walk of the beach, a 15 minute walk of Heydays beach bar and restaurant and 30 minute walk to Exmouth Marina. 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

Communal entrance with door intercom with stairs and lift to first floor.

FIRST FLOOR

Private front door to:

RECEPTION HALL: A fine entrance to the property with feature wood flooring and door entry phone. UTILITIES CUPBOARD with plumbing for automatic washing machine, water tank, slatted shelving and timer control for hot water and heating, power and light connected.

OPEN-PLAN KITCHEN/BREAKFAST/SITTING ROOM: 7.72m x 3.68m (25'4" x 12'1") A bright and spacious room comprising:

KITCHEN/BREAKFAST AREA: Modern fitted kitchen with black granite worktops with under counter one and a half bowl sink unit with grooved granite worktop drainer. Matching splashbacks. Range of cupboards and drawer units beneath worktops. Integrated dishwasher. Extended worktop providing a breakfast bar area. Built-in oven and grill. Wall-mounted cupboards, one housing the gas boiler. Integrated fridge and

freezer. Five-ring gas hob with ceiling-mounted chimney-style stainless steel extractor hood and light over. Recessed ceiling spotlights. Double glazed window to the side aspect. Tiled flooring. Plinth lighting. Underfloor heating.

SITTING AREA: Feature wood flooring. Double glazed window to front aspect. Underfloor heating. Double glazed door giving access to...

BALCONY: Decked balcony with glass balustrade with lovely views towards the sea. The balcony can also be accessed from Bedroom two.

BEDROOM 1: 4.37m including doorway recess x 3.45m (14'4" x 11'4") Two sets of double glazed windows. Feature wood flooring. Underfloor heating.

EN-SUITE SHOWER ROOM/WC: 2.26m x 1.68m (7'5" x 5'6"). Fitted with double width shower cubicle with sliding doors and built-in shower unit. Wall hung wash hand basin. Low level WC with dual push button flush. Fully tiled walls. Tiled flooring. Chrome heated towel rail. LED ceiling lights. Extractor fan. Fitted mirror with integrated light. Underfloor heating.

BEDROOM 2: 3.78m including doorway recess x 3.02m (12'5" x 9'11"). Feature wood flooring. Underfloor heating. Double glazed double doors opening onto the balcony.



BATHROOM/WC: 2.44m x 1.96m (8'0" x 6'5"). Comprising bath. Wall-mounted wash hand basin. WC with concealed cistern and dual push-button flush. Fully tiled walls. Tiled flooring with underfloor heating. Chrome heated towel rail. Recessed ceiling LED spotlights. Ceiling extractor fan. Mirror with integrated light.

OUTSIDE: Accessed via gated entrance and enjoys an **ALLOCATED PARKING SPACE** and good size storeroom.

BALCONY: Decked balcony with glass balustrade with lovely views towards the sea. The balcony can be accessed from the sitting room and bedroom two.

DIRECTIONS: On entering Exmouth town, follow the signs to the sea front. With the sea on your right-hand side continue along bearing left at the new RNLI off-shore lifeboat station, to a mini roundabout. Take the third exit off the mini roundabout onto Foxholes Hill where Fennygates can be found situated a short way up on the left-hand side.

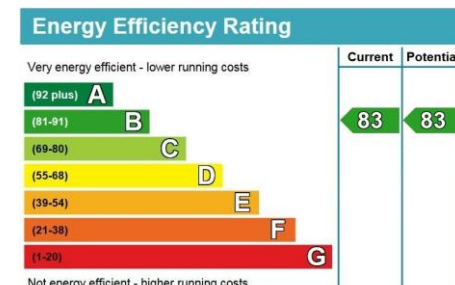
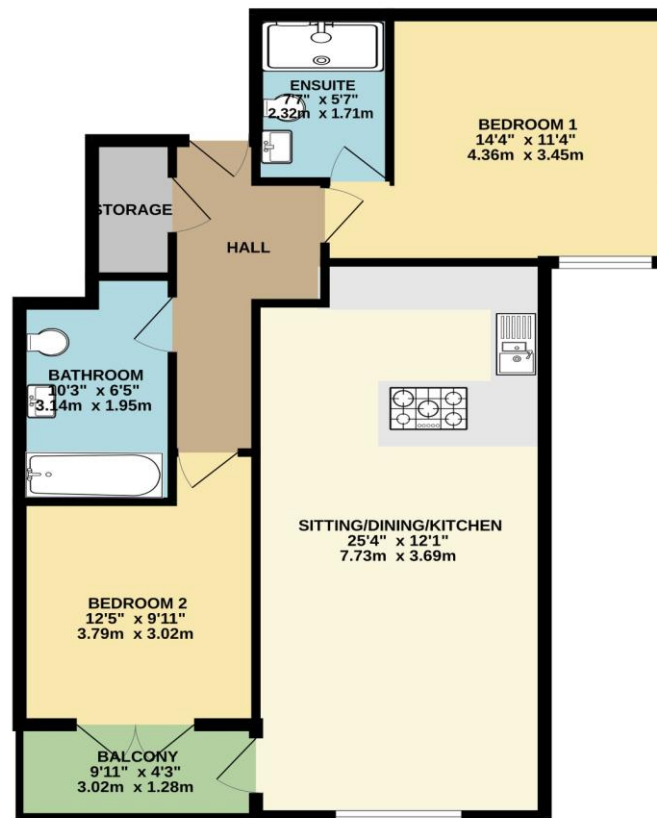
WHAT3WORDS: ///amber.waters.loves

TENURE: The property is **leasehold** with an equal share of the freehold.

MAINTENANCE CHARGE: £200 pcm payable half yearly i.e. £1200

COUNCIL TAX: Band D - £2577.27

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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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