



£500,000

Harbour Heights, 28 Shelly Reach, Exmouth, Devon, EX8 1XT





End terrace three story town house with a south-west facing garden and views over the marina.

- **Sitting Room with views out to the marina**
- **Open Plan Sitting / Dining / Kitchen**
- **Modern Kitchen with Built-in Appliances**
- **Cloakroom**
- **Ground Floor Bedroom with Shower Area**
- **3 First Floor Bedrooms - Master with En-suite**
- **Family Shower Room**
- **Gas central heating & Double Glazing**
- **Integral Garage and parking for 2 cars**
- **Large first floor terrace with undercroft storage**
- **No onward chain**

DESCRIPTION This attractive freehold house occupies a prime position on the edge of the Marina complex, making it an ideal choice as a family home, a lock-up-and-leave property, or a sound investment opportunity. Perfectly located, the property is just moments from the Marina and seafront, while also benefiting from a short, level walk to the town centre and train station. Currently operating as a successful short-term holiday let, it offers excellent income potential. Notably, there are no service charges payable, a rare advantage compared to many marina properties. Presented in beautiful condition throughout, this is a home that must be viewed to be fully appreciated.

LOCATION Harbour heights is just a short walk from the town centre with a good selection of shops, restaurants, a Marks & Spencer Simply Food Store and train service with regular services along the Exe estuary to Lymington, Topsham and Exeter. There are passenger ferries from Exmouth to Starcross and Topsham. The pathways around the marina are lit at night and incorporate a pedestrian bridge. The marina also enjoys a variety of shops, bistros and cafes, including a Rock Fish Café.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

ENTRANCE Opaque double glazed entrance door to...

HALLWAY Double glazed window to the side. Stairs lead up to the first floor. Wood effect flooring. Built in under stairs cupboard. Two radiators. Two doors lead through to the garage. Door to...

BEDROOM 2 16' 3" (4.95m) x 9' 5" (2.87m):

Double glazed window to the rear. Radiator. Coved ceiling. Wood effect flooring. This in turn opens into a **SHOWER AREA**. Double shower cubicle with twin headed shower unit in full tiled surround. Opaque double glazed window to the rear. Wash hand basin in tiled splash back with storage under. A further opaque double glazed window to the side. Built-in storage cupboard. Chrome rung radiator. Extractor fan Downlighters. Door off to..

CLOAKROOM 3' 5" (1.04m) x 3' (0.91m):

Low level WC. Wash hand basin in tiled splash back. Coved ceiling. Extractor fan. Radiator.

GARAGE 16' 1" (4.90m) x 9' 4" (2.84m):

Up and over remote-controlled door. Radiator. Power.

FIRST FLOOR

LANDING Stairs lead up to the second floor. Double glazed window to the side.

Radiator. Partly glazed door leading to...

DINING ROOM 14' (4.27m) x 8' (2.44m):

Open plan room leading through to the kitchen. Double glazed window to the front. Coved ceiling. Radiator. Wood effect flooring.

KITCHEN 9' 4" (2.84m) x 7' 5" (2.26m):

Modern fitted kitchen comprising wood effect worktop surfaces in tiled splash back with white inset ceramic sink with 1 ½ bowl sink and drainer and mixer tap. Four ring Smeg stainless steel hob. White gloss fronted cupboards with drawers under with built-in Smeg stainless steel double fronted oven. Integrated carousel units. Dishwasher. Space for fridge freezer. Matching wall mounted cupboards and built in microwave. Wall mounted gas fired boiler. Double glazed window to the front and to the side. An archway leads through to...

SITTING ROOM 16' 3" (4.95m) x 11' 7" (3.53m):

Two double glazed doors lead out onto the **BALCONY** with views over the marina, which in turn a few steps lead down onto the main garden. Coved ceiling. Downlighters. Wood effect flooring. Feature fireplace. Two radiators.

SECOND FLOOR

LANDING Double glazed window to the side. Coved ceiling. Doors leading off to...

BEDROOM 1 14' 3" (4.34m) x 9' 6" (2.90m):

Double glazed window to the rear with views over the marina. Built-in double wardrobe. Radiator. Coved ceiling. Door to...

EN-SUITE 7' 4" (2.24m) x 5' 8" (1.73m):

White suite comprising fully tiled walk-in shower cubicle with twin-headed shower and split fold door. Low level WC. Glass wash hand basin with mixer tap with cupboards under. Mirrored medicine cabinet. Shaver point. Walls in full tiled surround. White runged radiator. Extractor fan. Downlighters.

BEDROOM 3 10' 6" (3.20m) x 9' (2.74m):

Double glazed window to the front. Built-in wardrobe. Coved ceiling. Radiator.



SHOWER ROOM 5' (1.52m) x 5' 6" (1.68m):

Modern white suite comprising a low level enclosed flush WC. Wall hung wash hand basin with mixer tap. Corner shower cubicle with built in twin headed shower in full tiled surround. Fully tiled walls. Mirrored medicine cabinet. Shaver point. Extractor fan. Downlighters. Coved ceiling.

BEDROOM 4

7' 5" (2.26m) x 7' 3" (2.21m):

Double glazed window to the front. Coved ceiling. Radiator. Built-in wardrobe.

OUTSIDE

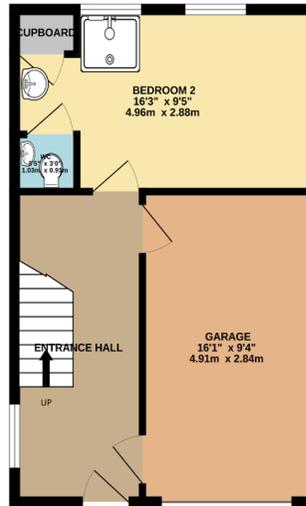
To the front of the property there are two parking spaces. To the rear a full width balcony with steps down onto a terraced patio garden facing in a south-westerly direction enjoying views across the marina. Under the terrace garden you will find additional storage space approx. 24ft x 16ft with a remote controlled roller door and power. Fitted out with single drainer sink unit with cupboards under, water cylinder and tank, a great storage area for canoes, bikes and equipment for other outside activities.

TENURE Freehold

COUNCIL TAX Band TBC

WHAT3WORDS ///corded.electricians.altitude

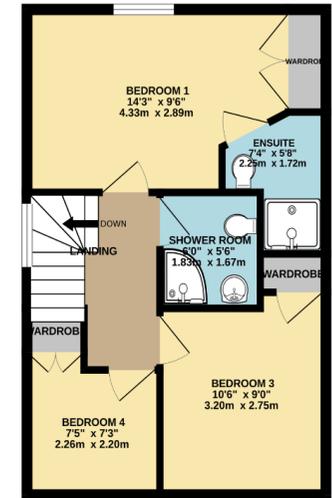
GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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

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