



£249,950

Flat 1, 11 The Beacon, Exmouth, Devon, EX8 2AF





**Well-proportioned 2-bedroom lower ground floor apartment just moments from the seafront and within easy reach of Exmouth town centre, featuring a private garden, garage and a versatile outhouse with its own access, comprising a bedroom, shower room, and sitting room with kitchenette - perfect for guests or home working.**

- Spacious sitting / dining room
- Kitchen
- 2 Double bedrooms
- Bathroom
- Outhouse with bedroom, kitchenette & shower room
- Enclosed rear garden with rear lane access
- Garage
- Gas central heating & some double glazing
- Recently fitted new boiler
- Share of freehold
- No onward chain

**DESCRIPTION:** This well-proportioned lower ground floor apartment offers comfortable and versatile accommodation, including a spacious sitting/dining room, kitchen, two bedrooms and a bathroom. To the rear, there is the added benefit of an enclosed garden, ideal for relaxing or entertaining, with access to a rear lane.

A particular highlight of the home is the benefit of a garage and a superb rear outhouse, providing excellent additional living space. Thoughtfully arranged with a sitting room and kitchenette, separate bedroom and shower room, it also benefits from its own private access—making it ideal for guests, independent living or a home office. Further benefits include no onward chain, a quarter share of the freehold, and a recently installed new boiler.

**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):-**

Communal entrance door leading to the communal hallway, from here there are steps down to the lower ground floor.

### **LOWER GROUND FLOOR**

Private opaque double glazed entrance door to...

**HALLWAY.** Radiator. Door lead off to...

**SITTING / DINING ROOM** 15' 8" (4.78m) x 15' 7" (4.75m):

Large window to front. Built-in storage cupboards to either side of the chimney. Exposed brick wall. Radiator. Glazed door to...

**KITCHEN** 8' 6" (2.59m) x 6' 3" (1.91m):

The kitchen has a stainless-steel sink with drainer. Space for cooker. Roll edge worktop surface with cupboards and single drawer under. Space for fridge freezer. Matching wall mounted cupboard. Window to the front. Radiator.

**BEDROOM** 12' 5" (7.75m) x 10' 8" (3.25m):

Sash window to rear. Built-in storage. Radiator.

**BEDROOM** 21' 6" (3.51m) x 6' 11" (2.11m): Opaque window into the sitting room.

Opaque window into the kitchen. Radiator.

**BATHROOM** 7' 6" (2.29m) x 6' (1.83m):

Three steps up to a white suite comprising panelled bath with built-in rain head shower, low level W.C. and wash hand basin with mixer tap and cupboards under. Light with LED backlighting. Chrome rung radiator. Downlighters. Extractor fan. Underfloor heating. Double glazed window to rear.

From the communal hallway there is a door that leads out to the wall and fence enclosed **REAR GARDEN** with a central path that leads out onto the rear lane. From here a door leads to the...

### **OUTHOUSE**

**SITTING ROOM / KITCHEN** 10' 10" (3.30m) x 6' 10" (2.08m):

Wood panelled walls. The kitchen area has a roll edge worktop surface with inset stainless-steel sink with mixer tap. Double plate electric hob. Cooker hood over the hob with under lighting. Space for fridge and washing machine. Fitted storage. Built-in microwave. Double glazed Velux window. Window to front. Tiled floor with underfloor heating. Sliding door to...



**SHOWER ROOM** 6' 10" (2.08m) x 4' 5" (1.35m): Corner shower cubicle in full tiled surround with built-in electric shower. Low level W.C. Wash hand basin with mixer tap and cupboard under. Mirrored medicine cabinet with downlighter. Extractor fan. Door to...

**BEDROOM** 11' 2" (3.40m) x 6' 10" (2.08m): Door to outside and double glazed window to front. Laminate wood flooring. Underfloor heating.

**OUTSIDE: SINGLE GARAGE** with an up and over remote controlled door. There is also the laundry room where there is a space for a washing machine and some storage.

**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:** ///left.gross.rich

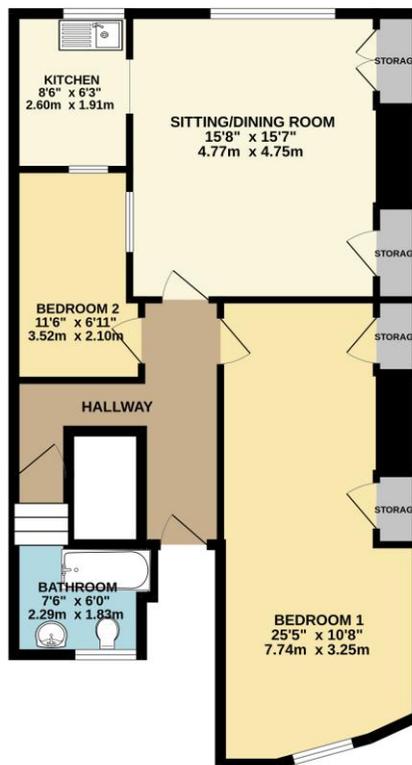
**TENURE:** 1/4 Share of Freehold. Lease 999 from 14 October 1991

**SERVICE CHARGE:** Approx £1,630.00 to include buildings insurance

**GROUND RENT:** Peppercorn

**COUNCIL TAX BAND:** B - £2004.54

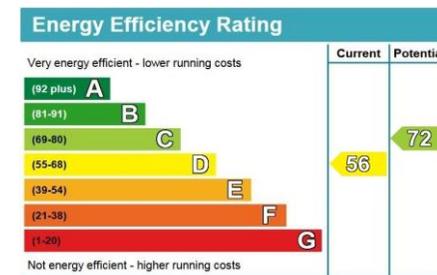
GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



**TOTAL FLOOR AREA:** 932 sq. ft. (86.6 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 misstatement. 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.

