



Flat 2, 7 The Beacon Exmouth

**W2**  
ESTATES



# Flat 2, 7 The Beacon Exmouth | EX8 2AG

£325,000



## Property Summary

An elegant first floor flat with picturesque views across the sea to the South Devon Coast and beyond. Located a short walk away from both Exmouth Seafront and Exmouth town centre, this two bedroom flat offers practical living accommodation in a highly desirable area.

Situated in a Grade II Listed building the flat boasts a stylish kitchen, spacious sitting/dining room with a handy 'study nook' to one side and a large bay window capturing the beautiful views across Exmouth Seafront and a bathroom with WC.

In addition, there is a secure allocated parking space to the rear accessed through an up and over garage door.

Internal viewing is highly recommended to appreciate the property in its entirety.

- Fabulous First Floor Flat
- Picturesque Sea Views Towards The South Devon Coast
- Moments Away From Sea Front & Town Centre
- 2 Generous Bedrooms
- Spacious Sitting/Dining Room
- Stylish Kitchen
- Bathroom with WC
- Private Secure Rear Parking Space



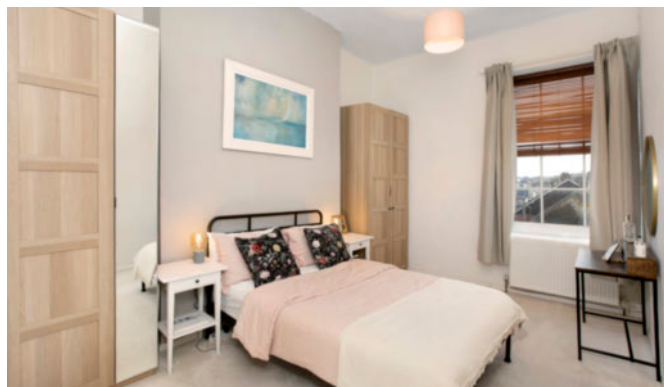
### Out & About

Exmouth is situated on the East Devon Jurassic Coast, where the River Exe meets the sea. The town offers a diverse selection of shops, places to eat and things to do. The long list of activities on offer includes top quality water sports such as sailing, paddle boarding, windsurfing and kite-surfing, fantastic routes for cycling and both coastal and country walking, internationally-acclaimed nature reserves and unique cultural events as well as two miles of stunning beach that are a joy whatever the weather. The prestigious Exmouth Marina development overlooking the mouth of the River Exe Estuary has provided even greater choice for sailing enthusiasts with 12 month berthing, servicing and chandlery facilities, on-site parking and a lovely range of shopping and dining facilities including the famous Rockfish restaurant by Mitch Tonks located on the waters edge. Seasonal water taxi services also provide access to Starcross and the famous River Exe 'floating' cafe. The town has its own hospital in

addition to excellent transport links including a rail line direct to the Cathedral City of Exeter, stopping at the many sought after estuary-side villages along the way. The area offers good road links to the M5, and Exeter International Airport is within an easy commute. Both primary and secondary schooling are well catered for and there are also a number of highly regarded private schools within the area.

### On The Doorstep

The beacon is a short walk away from Exmouth Town Centre with a variety of shops, health & beauty outlets, eateries, bars and restaurants with the Train Line linking you to the City of Exeter only 5 minutes further. On foot and within less than 200m from the property you will reach Manor Gardens, a public garden with local coffee shop - a great place to rendezvous with friends and family or picnic with little ones. The Seafront is moment on from here and provides direct access to the golden sands and coastal waters Exmouth is renowned for.





**Tenure:** 1/4 Share of Freehold, Remainder of 999 year lease from July 2006.

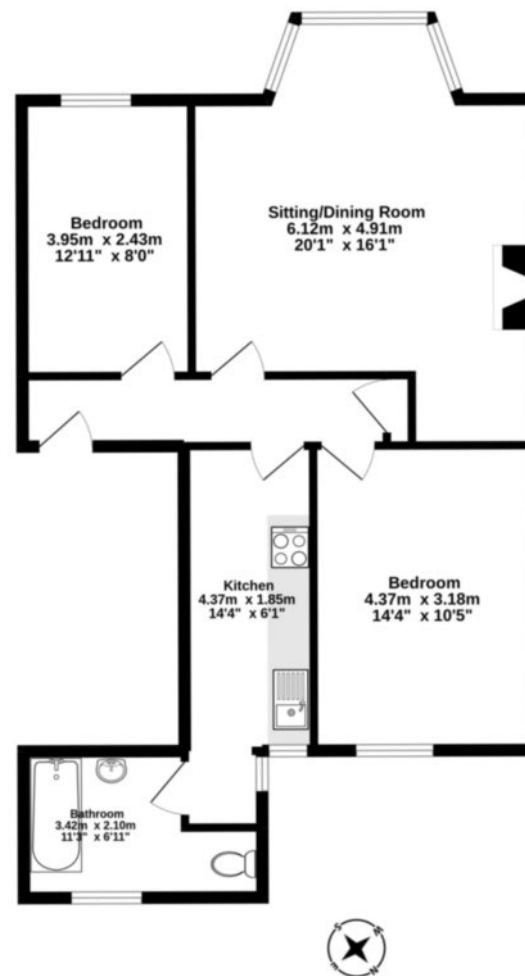
**Council Tax Band:** B

**EPC Rating:** C

**Monthly Outgoings:** Annual Service Charge: £960.00.  
Ground Rent: Nil.



**1st Floor**  
78.3 sq.m. (843 sq.ft.) approx.



TOTAL FLOOR AREA : 78.3 sq.m. (843 sq.ft.) approx.

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### Directions

From Exmouth seafront take the exit into Carlton Hill shortly after passing The Pavilion on your left hand side. Take the next left into Louisa Terrace which in turn leads to The Beacon. No.7 is situated towards the end of the terrace.