

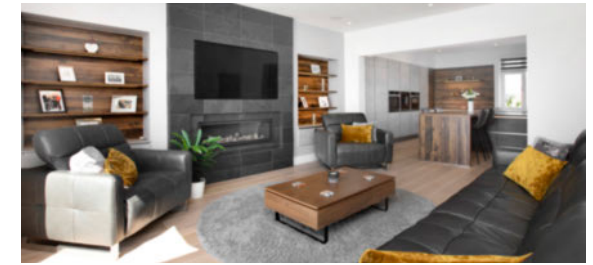


Flat 1, 23 Morton Crescent Exmouth

**W2**  
ESTATES

# Flat 1, 23 Morton Crescent Exmouth | EX8 1BG

Guide Price £895,000



## Property Summary

An extensively refurbished and extended penthouse apartment situated in a visually stunning position on the sea front in Exmouth with panoramic sea views to the South Devon coast, Dawlish Warren and the River Exe estuary.

The present owners have spared no expense in creating a high-end finish throughout with great attention to detail including limed oak flooring, fully fitted integrated kitchen, modern high pressure gas central heating and under floor heating to bathrooms, increased insulation and upgraded communal areas. In addition, they have created beautiful external spaces to the front and rear to take in the stunning views with a beautiful balcony to the front overlooking the sea with glass balustrading and composite decking accessed through large bi-folding doors. To the rear is a large dining terrace overlooking the surrounding townscape with fabulous views towards to the estuary in the west. A magical, rare and unique space to enjoy al-fresco dining and some of the finest sunsets in Devon.

Occupying the entire top two floors of this beautiful Victorian building with 4 bedrooms, private parking and a useful private ground floor storage shed ideal for bikes and wet gear after a day on the river, this 'one of a kind' painstaking refurbishment must be viewed to be appreciated.

In our opinion this property offers a unique lifestyle opportunity with stylish practical and spacious accommodation for those keen to enjoy the coastal lifestyle, whether on a permanent or part-time basis.





- Stunning One Of A Kind 2-Storey Penthouse
- Outstanding Sea, Coast & River Views
- 4 Bedrooms
- Large Open Plan Kitchen/Dining & Sitting Room

- Family Bathroom Plus Shower Room
- South Facing Balcony To Front
- Large Elevated Dining Terrace To Rear
- Private Car Parking Space
- Private External Bike/Wet Store
- No Onward Chain



## Out & About

Exmouth is situated on the East Devon 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, windsurfing, paddle boarding and kite-surfing, fantastic routes for cycling and 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 new Sideshore development offers space to eat, meet and enjoy the beach starting at the beach bar, café and restaurant run by Michael Caines to Edge Watersports run by World champion kite surfer Steph Bridge and her family offering watersports tuition and equipment hire.

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' café.

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.

With so much on offer it is understandable why the town has become so popular among buyers from all walks of life.

## On The Doorstep

The immediate vicinity offers a good selection of restaurants and retail outlets including a newsagent, chandlers and fishmongers to name a few. From the property you have practically direct access to the seafront, the newly refurbished Mamhead Slipway, Shelly Beach and Mitch Tonks Rockfish restaurant. The train and bus station are also within level walking distance. The marina at Exmouth provides a wonderful coastal village style environment with many second homeowners finding themselves compelled to move here on a permanent basis.

## Directions

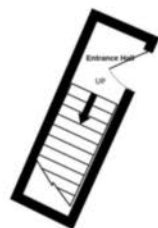
Upon reaching Exmouth seafront from the Victoria Road and Marina end head east with the beach to your right.

Pass The Grove gastro pub on the left where Morton Crescent can be found shortly after on the left.

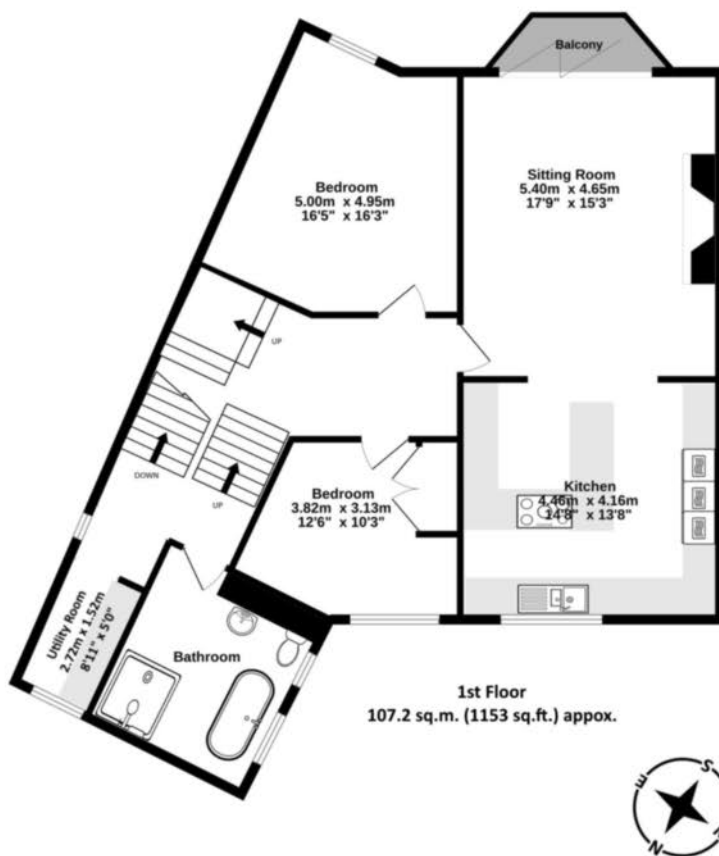




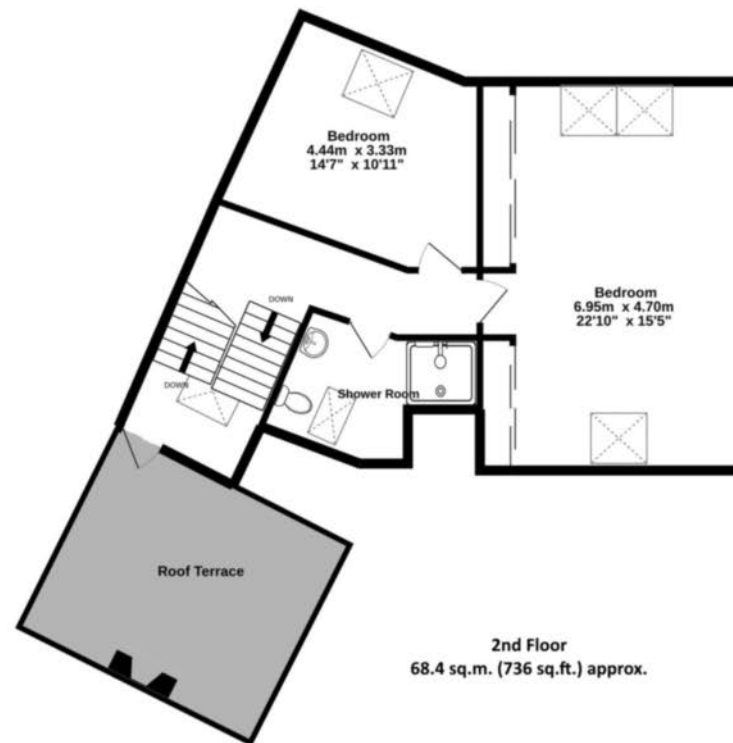




Entrance Floor  
3.9 sq.m. (42 sq.ft.) approx.



TOTAL FLOOR AREA : 179.4 sq.m. (1932 sq.ft.) approx.



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**Tenure:** 1/4 Share in Freehold Title plus: Lease of 189 years from March 1984.

**Council Tax Band:** C

**EPC Rating:** C

**Monthly Outgoings:** Maintenance and Insurance: Flat 1 - pays £40 pcm Painting is agreed every 6 years and split equally - next due in 2026.