

SALTERTON ROAD  
EXMOOUTH



# 9 ALISTON HOUSE, 58 SALTERTON ROAD, EXMOUTH, EX8 2EQ

## AN ABSOLUTELY SUPERB AND LUXURIOUSLY APPOINTED COASTAL TWO BEDROOM, TWO BATH/SHOWER ROOM SPLIT LEVEL APARTMENT WITH A MEZZANINE STUDY IN A PRESTIGIOUS LOCATION SET AMIDST BEAUTIFULLY LANDSCAPED GARDENS WITH OFF ROAD PARKING. NO CHAIN.

HALLWAY WITH ATTRACTIVE TURNING STAIRCASE, SPACIOUS LOUNGE/DINING ROOM OPEN PLAN TO A LUXURIOUS KITCHEN, MASTER BEDROOM WITH BESPOKE RECESSED WARDROBES/STORAGE SOLUTIONS, ENSUITE BATH/SHOWER ROOM, FURTHER DOUBLE BEDROOM WITH RECESSED STORAGE CUPBOARD, SUPERB SPACIOUS SHOWER ROOM, GAS CENTRAL HEATING AND DOUBLE GLAZING, OFF ROAD PARKING SPACE, REMOTE CONTROLLED GATED ENTRY SYSTEM, SET AMIDST STUNNING LANDSCAPED GARDENS.

### PROPERTY DESCRIPTION:

The Aliston House development was completed in 2010 and has been architect designed to provide 11 very individual apartments set amidst beautifully manicured and landscaped gardens. Every detail has been meticulously planned and ergonomically designed to provide homes with the ultimate feeling of luxury and comfort. No expense has been spared with high specification fittings and it is clearly evident that the apartment is finished to the most exacting standards throughout. The spacious southerly facing lounge/dining room is open plan to a gorgeous light oak fronted kitchen. The kitchen has a superb range of integrated appliances whilst maintaining ample storage and is finished with Porcelenosia tiling. A boutique hotel style shower room and ensuite bathroom all add to the sense of gracious living. The master bedroom has a substantial range of recessed bespoke wardrobes providing a full range of storage solutions and the second double bedroom has a recessed storage cupboard which includes some hanging space. The communal areas and gardens also create a wonderful sense of style and quality. This is an apartment where you can relax in beautiful surroundings and feel as though you are permanently on a 5 star holiday. We highly recommend a viewing to appreciate this wonderful lifestyle opportunity.

### LOCATION:

The entrance to Aliston House is located on Sarlsdown Road which is an exceptionally well regarded leafy wide avenue containing many large individual houses. It sits within a short distance of Exmouth seafront and the town centre. For keen walkers there is access nearby to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth is a highly commutable coastal town, also within 20 minutes of the M5 motorway junction and Exeter Airport. It offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

### ENTRANCE:

Remote controlled gates lead from Sarlsdown Road onto a resin bonded feature gravel style drive and to off road block pavioured spaces for the apartments. A block pavioured path leads through a lawned garden to an oak communal door with secure coded entry and two glazed panels. Door opens into:

### COMMUNAL HALLWAY:

Coir matting is laid to the initial entrance area. Timed courtesy lighting is provided. Ceiling mounted smoke and fire alarms. Oak stairs with a light oak handrail rise to the first floor where an oak fronted door for number 9 opens into:

### HALLWAY:

On entering and stepping onto sumptuous carpets in this light and welcoming space you instantly get a feeling that this is a rather special environment. The hallway has recessed ceiling down lighters, a ceiling mounted smoke alarm, 2 wall lights, a radiator, and a wall mounted central heating thermostat. There is a wall mounted secure phone entry system with a video screen. An attractive turning staircase with an oak handrail rises to the landing. Attractive oak fronted doors lead to:

### LOUNGE/DINING ROOM/KITCHEN: 19' 7" x 13' 10" (5.96m x 4.21m)

A wonderfully proportioned room which is open plan to a luxurious kitchen with 2 double glazed windows providing a lovely view across the front garden towards Sarlsdown Road. There are a series of recessed ceiling down lighters, 2 wall lights, 2 radiators and TV and telephone points. The kitchen is fitted with a superb range of base and wall cupboards with light oak door fronts and stainless steel handles with a complementary granite style worktop inset with a stainless steel one and a half bowl sink unit with drainer incorporating a waste disposal unit. There are very attractive tiles to the splash back areas. Integrated appliances include an AEG electric oven, an AEG 4 ring gas hob with a stainless steel back plate and extractor above. There is also an integrated slimline Electrolux dishwasher and an Electrolux washer/dryer and an integrated tall fridge/freezer. Other features include soft close drawers, integral kitchen unit lighting and concealed work top lighting. The floor area to the kitchen is tiled with beautiful Porcelenosia tiles in a neutral shade.

### BEDROOM 2: 10' 9" x 8' 9" (3.27m x 2.66m)

A double bedroom with a view over the rear garden via a double glazed window. Radiator, 2 wall lights and TV and telephone points. There is a deep recessed cupboard providing storage and hanging space and housing a wall mounted electric consumer unit.

### SHOWER ROOM:

A luxurious shower room located adjacent to the 2nd bedroom; it is fitted with a white suite with a close coupled WC and a wash hand basin and having a fully tiled separate shower cubicle with glass screen doors. There is a substantial mirror to one wall above a tiled open

display shelf, a shaver point and a heated towel rail. The floor is also tiled and there is an obscure double glazed window.

#### **FIRST FLOOR LANDING:**

A beautifully designed modern space which overlooks the mezzanine study via a glass panel. There is a wall light, recessed ceiling down lighters and natural light provided via a roof light window to the study. Radiator and ceiling mounted smoke alarm. An oak fronted door opens into:

#### **MASTER BEDROOM: 21' 8" x 8' 4" (6.60m x 2.54m)**

A very impressive large double bedroom with a roof light window with an integral blind providing a view to Sarlsdown Road. There are 2 wall lights, 2 radiators, a series of recessed ceiling down lighters and a TV and telephone point. To one end of the room there is a comprehensive range of bespoke wardrobes with sliding mirrored door fronts framed with light oak and incorporating shelved units, 4 drawers and extensive hanging space and shoe rack storage. Oak fronted doors lead to:

#### **ENSUITE BATH/SHOWER ROOM:**

A very luxurious space which is fitted with a white 'Twyford' suite consisting of a wash hand basin, close coupled WC with soft close lid and a substantial enamelled bath with a pull out shower attachment. There is a mirror to one wall with a shaver point beneath, and a ladder style heated towel rail. The floor is tiled, the bath/shower area is fully tiled and the other walls are tiled to dado height. There is a roof light window with an integral blind.

#### **MEZZANINE STUDY: 7' 2" x 6' 4" (2.18m x 1.93m)**

A very cleverly designed additional space. This is an ideal area for a study with ample space for a computer table and chair. It has a glass panel to one side allowing a view across to the landing and the entrance to the master bedroom. It has a TV and telephone point and a radiator. With the landing it shares a roof light window with integral blind radiator, a wall light and recessed ceiling down lighters.

#### **OUTSIDE:**

On entering from Sarlsdown Road the gardens sweep across the front of the building and wrap around the sides. The gardens are beautifully maintained and presented with

lawned areas surrounded by areas of shrubs, specimen trees and bedding flowers. There is a parking space for number 9 and further visitors' parking. There is an enclosed area for bin storage. The grounds are dotted with outside lights enabling automatic night time visibility.

#### **TENURE, RATES & SERVICES:**

Number 9 is a leasehold apartment with a 999 year lease which is dated from 1st September 2010. At the sale of the last apartment the freehold will pass to the Management Company who will then own the freehold and the leaseholder will in accordance with the terms of the lease at that time accept one share in the Management Company. Buildings insurance for Apartment 6 is currently £340.00 per annum and the initial service charge provision is currently £750.00 per annum. The property benefits from a 10 year NHBC Guarantee. All mains services are supplied and the apartment has a water meter.

Tenure: Leasehold

Council Tax Band: C

Property reference: DPX00363

(EPC = B/83)

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