



## The Penthouse, Aliston House, Exmouth

---





A stylish two bedroom penthouse apartment, set in the **desirable 'Avenues' location** of Exmouth.



2



2



1



Parking

EPC

B

**Guide Price**

£595,000

**Tenure**

Leasehold -  
999 years

**Local Authority**

East Devon District Council

**Council Tax**

Band D



This beautifully presented two bedroom penthouse apartment is located on the second floor of an attractive apartment building, less than a mile from Exmouth town centre and beach. The apartment provides stylish open-plan living space with a high-quality, modern finish including clean, neutral décor throughout.

The main reception room is the open plan, 42ft sitting room, dining area and kitchen with its solid oak wooden flooring and recessed LED lighting. Bi-fold doors open onto the balcony area, providing outside space to enjoy and welcoming plenty of natural light to the space.

The kitchen has fitted units in white, solid oak wooden worktops a stainless steel sink and integrated appliances, including an integrated double oven and a gas hob with an extractor fan.

There are two generously proportioned double bedrooms, both of which benefit from extensive built-in storage. One of the bedrooms has an en suite shower room with a corner shower unit, while there is also a family bathroom with a bathtub and a heated chrome towel rail.

The apartment block is set in well-maintained gardens with paved terracing and pathways, areas of lawn and colourful border flowerbeds. Access is via electronic security gates, which open onto a large parking area with allocated spaces for each property.



## Location

The property is in a desirable Exmouth location, less than a mile from the beach, the restaurants and cafés of The Esplanade and the vibrant town centre with its variety of shops and amenities.

The town enjoys a beautiful coastal position on Devon's south coast, where the River Exe meets the sea. Exmouth is a traditional resort with a promenade, elegant Georgian architecture and a bustling centre.

There is a diverse selection of shops, places to eat and things to do, including top quality water sports such as windsurfing and kite-surfing, and fantastic routes for cycling and walking. The town has a two-mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

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. There is also a cycle path to Budleigh Salterton. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful.



The Cathedral City of Exeter is only 11 miles away with its intercity railway station, international airport, connection to the M5 motorway and great business and retail opportunities with a modern shopping precinct, speciality boutiques, open air markets, restaurants, cafés and wine bars.



## Approximate Gross Internal Floor Area

131.0 sq m (1410 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Knight Frank Exeter**

19 Southernhay East

Exeter

EX1 1QD

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Louise Glanville**

01392 423111

[louise.glanville@knightfrank.com](mailto:louise.glanville@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group

Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated May 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)