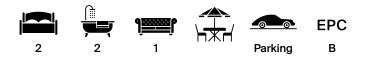


The Penthouse, Aliston House, Exmouth





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



Guide Price Tenure Local Authority Council Tax

£595,000 Leasehold - East Devon District Council Band D

999 years









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 I would be delighted to tell you more

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Reception/Kitchen

Utility/Storage/Outbuildings

Bedroom

Bathroom

Circulation

Outside

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.

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

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