

Marine Court, Marine Parade, Budleigh Salterton





A spacious three bedroom apartment with stunning **Budleigh Salterton** sea views.

Summary of accommodation

First Floor: Drawing room | Dining room | Kitchen | Principal bedroom with en suite shower room | Two further bedrooms | Bathroom

Outside: Balcony

Distances

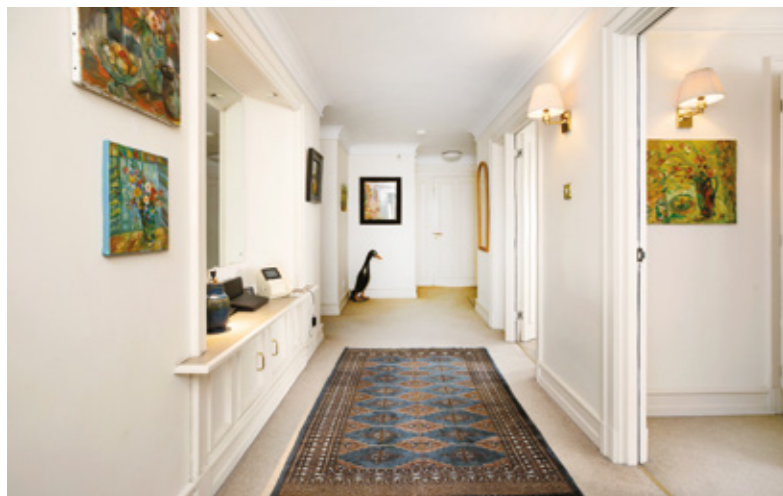
Exmouth town centre 4.5 miles, Exmouth station 5.0 miles (32 minutes to Exeter St. David's)
M5 Junction 30 9.8 miles, Exeter Airport 12.0 miles (1 hour to London City Airport), Exeter city centre 13.5 miles, Exeter St. David's station 15.0 miles (2 hours to London Paddington)
(All distances and times are approximate)



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Location

The property lies in a sought-after position on Budleigh Salterton beach and moments from the town centre. This regency seaside town offers a wealth of amenities, from independent shops on the high street to its flowing brook and well-known pubs and eateries.

The picture postcard villages of Lypstone, Knowle Village and Topsham are within easy reach and offer more extensive amenities with the Cathedral City of Exeter less than 15 miles away.

The East Devon Area of Outstanding Natural Beauty is relatively unspoilt and offers a wide array of leisure activities ranging from sailing, cycling, horse riding and kite surfing in addition to the leisure clubs East Devon Golf Club, Budleigh Cricket Club and the Croquet and Tennis Club. The stunning region offers a choice of walking and cycling routes including hiking the 250-million-year-old Jurassic Coast and the mouth of the River Ottery. There are multiple renowned sandy beaches nearby for the summer months.

Budleigh Salterton is a World Heritage site and one of East Devon's most highly regarded coastal locations. Annual events in the town and surrounding villages are world famous and cover its varied history in literary and music festivals.



The rural location belies its excellent transport links with several mainline train stations and convenient road links leading to the A30 and M5 and the wider motorway network with regular flights from Exeter International Airport.

The area offers respected educational facilities within easy reach of the property such as Newton Poppleford Primary School rated 'Outstanding' by Ofsted and St Peter's Church of England Primary School rated 'Good'. The world-renowned University of Exeter is within 15 miles of the property.

The property

This light and airy apartment offers three bedrooms and two well-proportioned reception rooms with sea views, as well as a balcony on which to enjoy your surroundings.

The main reception room is the 25ft drawing room, which has a large, panoramic bay window at the front, with a window seat, overlooking Budleigh Salterton beach. This comfortable living and entertaining space also includes built-in shelving and a feature fireplace. Adjoining the drawing room is the formal dining room, which has plenty of space for a family dining table and sliding glass doors opening onto the sunny balcony.



The apartment has a well-equipped kitchen, which is fitted with units to base and wall level, providing plenty of storage. There is an also integrated oven, microwave and gas hob, and space for other home appliances.

At the rear of the apartment there are three double bedrooms, all of which feature neutral styling and benefit from fitted wardrobes. The generous principal bedroom has an en suite shower room, while there is also a family bathroom.

Garden and grounds

The south-facing balcony provides a splendid space in which to relax and take in the sea air, while the apartment building itself offers allocated parking at the front, and a secure, underground parking garage. Inside the apartment building there are well-presented communal areas, with an elevator providing access to the parking garage and upper levels.

Services

All mains services are connected.

Directions (Postcode EX9 6NS)

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Property information

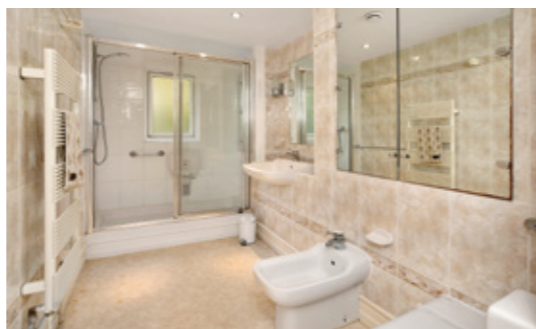
Tenure: Share of Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: B

Guide Price: £800,000



Approximate Gross Internal Floor Area 162.4 sq m (1748 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.



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 October 2023. Photographs and videos dated September 2023.

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