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GUIDE PRICE £500,000

**TENURE** Leasehold



An Extremely Spacious Three Bedroom Apartment Occupying The Upper Two Floors Of This Period Building Enjoying Stunning Sea & Estuary Views, With Own Front Garden And Three Parking Spaces

# LARGE LOFT SPACE WITH PLANNING PERMISSION IN PLACE TO CONVERT REF 24/0774/FUL

Sea & Estuary Views \* Spacious Lounge/Dining Room \* Split Level Landing With Access To Kitchen/Breakfast Room With Built In Appliances \* Three Bedrooms (One with En Suite WC) \* Bathroom/WC \* Ideal Permanent Or holiday Home Retreat



#### **PENNYS ESTATE AGENTS**

# 21c Morton Crescent, Exmouth, EX8 1BG

## THE ACCOMMODATION COMPRISES:

#### **COMMUNAL ENTRANCE:**

With staircase to first floor; private front door with staircase leading to upper floor:

**LOUNGE:** 5.61m x 4.34m (18'5" x 14'3")

A most spacious and elegant room with fireplace and sliding patio doors opening on to SUN BALCONY with fantastic uninterrupted views.

**KITCHEN/BREAKFAST ROOM:** 6.17m x 2.87m (20'3" x 9'5") Enjoying estuary views. With a range of built in appliances which includes electric hob; oven with extractor fan over; integrated dishwasher; wall mounted gas boiler for domestic hot water and central heating.

**BEDROOM ONE:** 4.88m x 4.19m (16'0" x 13'9")

With access to en-suite cloakroom/WC; double glazed window enjoying estuary views to the rear aspect.

**BEDROOM TWO:** 3.96m x 2.49m (13'0" x 8'2")

A good size double bedroom with wash hand basin; double glazed window to front and side aspects and enjoying estuary views.

**BEDROOM THREE:** 4.32m x 2.74m (14'2" x 9'0")

Double glazed window to front aspect gaining wonderful coastline views.

**BATHROOM/WC:** 3m x 1.91m (9'10" x 6'3")

Comprising bath; wash hand basin; WC; double glazed window.

# **OUTSIDE:**

The property enjoys it's own area of garden to the front of the property overlooking the sea front and three parking spaces.

#### **TENURE AND OUTGOINGS:**

The property is held on 125 year lease with approximately 110 years remaining. Maintenance 1/4 share on an as and when basis.

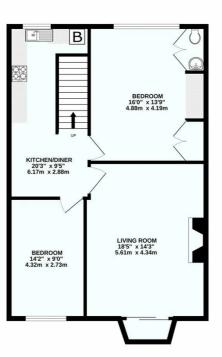
## FLOOR PLAN:

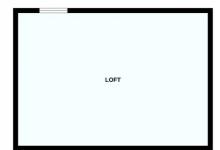
BASEMENT

GROUND FLOOR 804 sq.ft. (74.7 sq.m.

2ND FLOOR 372 sq.ft. (34.6 sq.m.) approx







TOTAL FLOOR AREA: 1484 sq.ft. (137.9 sq.m.) approx