



£250,000

Flat 1, Beacon Court, 4 Louisa Terrace, Exmouth, Devon, EX8 2AQ





**Georgian Grade 2 listed two bedroom lower ground floor apartment situated just above Exmouth seafront offering spacious accommodation of 860 sq ft with easy access, and the rare benefit of both a private garden and allocated parking, with excellent scope for updating.**

- **Good sized sitting room**
- **Kitchen Dining room with access to internal courtyard**
- **2 Double bedrooms**
- **Bathroom & Separate W.C**
- **Store room**
- **Gas central heating**
- **Lawned front garden with sea views**
- **Parking space**
- **Two external storage rooms**
- **No onward chain**

**DESCRIPTION:** Situated just above Exmouth's picturesque seafront, this well-positioned two-bedroom lower ground floor apartment enjoys a superb coastal setting, within easy reach of the beach, town centre and local amenities.

The property offers well-proportioned accommodation and, while now requiring a degree of updating, presents an excellent opportunity for buyers to personalise and add value in a highly sought-after location.

A particularly appealing feature is the ease of access, with a gently sloping pathway leading to glazed double front doors, there are no steps down to or within the apartment, making it far more accessible than many properties of this type. Externally, the apartment benefits from a small internal rear courtyard, ideal for low-maintenance outdoor space, along with a lawned front garden enjoying a pleasant outlook. In addition, there is the rare advantage of an allocated parking space, a valuable asset in this central seafront position.

**LOCATION:** Situated in a highly desirable area just yards from the seafront. Louisa Terrace is not right on the promenade itself, but set back and slightly raised, which makes it feel quieter and a bit more exclusive.

The property is also in a short walking distance of the town centre. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond, with its Intercity railway station, international airport, and all major shops and facilities. Exmouth, being a highly commutable coastal town and within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. It is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, swimming

pool and sports amenities, M&S food hall, and a range of excellent restaurants. It is also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding with nearby golfing. For keen walkers there is access 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 Lypstone and continues beyond through to Exeter.

**The accommodation comprises (all measurements are approximate):-**

The apartment is accessed via a pathway to the side of the lawned garden with a gently sloping ramp down to the entrance from which the sun shines into the front rooms. Glazed double doors lead straight into the...

#### **SITTING ROOM**

16' 2" (4.93m) x 11' 7" (3.53m): The double doors from which the sea can be seen, open onto a patio area. Laminate wood flooring. Radiator. Opaque glazed door to...

**HALLWAY.** Radiator. Built-in double cupboard. Opaque glazed door to the rear with access to external storage. Doors lead off to...

#### **KITCHEN DINING ROOM**

15' 6" (4.72m) x 6' 2" (1.88m): Window to side. Glazed door to side which leads into an **INTERNAL COURTYARD** with storage/boilerroom. The kitchen has roll edge worktop surfaces in tiled splashback with one and half bowl stainless steel sink with drainer and mixer tap. Cupboards and drawers under. Space for cooker and further appliances. Matching wall mounted cupboards. Radiator. Tiled floor. Extractor fan.

#### **BEDROOM 1**

15' 5" (4.70m) x 13' 5" (4.09m): Sash window to rear. Opaque window to side. Radiator.

#### **BEDROOM 2**

16' 2" (4.93m) x 9' 2" (2.79m): A Sunny room with Sash window to front from which the sea can be seen. Radiator.

#### **BATHROOM**

8' (2.44m) x 4' 8" (1.42m): White bath in full tiled surround with electric shower. Pedestal wash hand basin in tiled splashback. Mirrored medicine cabinet. Tiled floor. Radiator. Door to spacious **STORAGE ROOM**.



**WC** 5' (1.52m) x 4' 4" (1.32m):  
Victorian style WC. Tiled floor. Radiator.  
Opaque double-glazed window.

**OUTSIDE:** The apartment benefits from a **PARKING SPACE** to the front and its own **LAWNED FRONT GARDEN** with sea views. Immediately outside the sitting room is a patio area.

**DIRECTIONS:** From Exmouth Seafront proceed up Carlton Hill (which runs between The Pavillion & Ocean) and Louisa Terrace is the first turning on the left. Beacon Court can be found on the right, halfway along.

**WHAT3WORDS:** ///likes.pass.amused

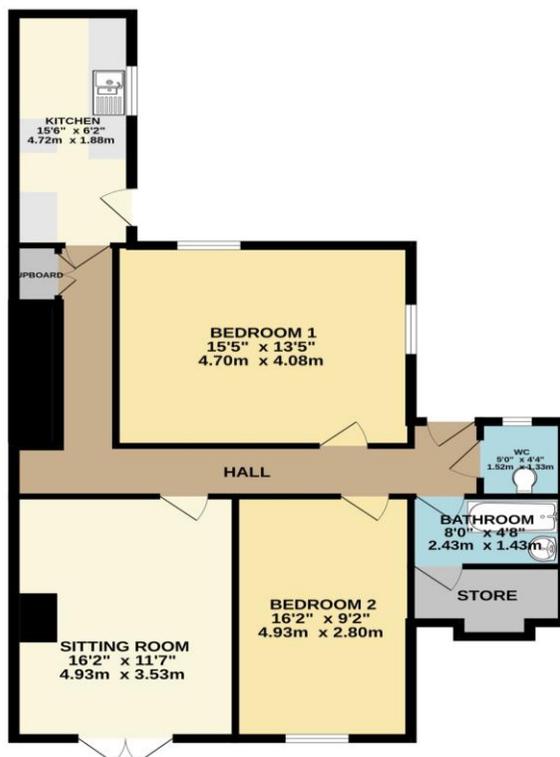
**TENURE:** Leasehold/Share of freehold with a 999-year lease.

**MAINTENANCE:** 25% of external costs

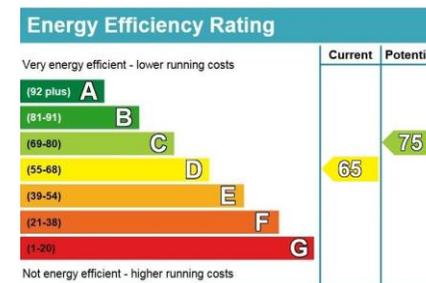
**GROUND RENT:** £7.50 Per Annum

**COUNCIL TAX:** Band B - £2004.54

LOWER GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Please Note

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