



Guide Price £300,000

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





Charming Georgian Grade 2 listed ground floor apartment offering spacious accommodation of 1115sq ft, sea views and period character, with the rare advantage of a private lawned garden and allocated parking, within walking distance of both the seafront and town centre. The apartment offers excellent scope for updating.

- **Impressive 18' sitting room with sea views**
- **Kitchen**
- **Conservatory with garden access**
- **2 Double bedrooms**
- **Principal bedroom with sea views**
- **Bathroom & Separate W.C**
- **Some double glazing**
- **Private, wall-enclosed lawned rear garden – a rare benefit**
- **Parking space**
- **No onward chain**

DESCRIPTION: This charming ground floor apartment enjoys a highly sought-after coastal setting, combining generous accommodation with attractive period features. A standout feature is the private, lawned rear garden, wall enclosed and offering a rare level of privacy for a property of this type. The apartment also benefits from an allocated parking space, an increasingly valuable asset in this location.

The accommodation boasts an impressive 18' sitting room, beautifully bright with two sash windows enjoying spectacular views over the towards Dawlish Warren and as far as Berry Head. Both bedrooms and the sitting room retain a wealth of character, including 11ft high original Georgian coved ceilings, marble fireplaces, shuttered sash windows and picture rails. To the rear, the kitchen flows through to double glazed conservatory, which overlooks and provides direct access to the garden—creating an ideal space for everyday living and entertaining. Bedroom one also enjoys sea views. The property would now benefit from a degree of modernisation, offering excellent scope for improvement and personalisation. It is offered for sale with no onward chain.

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 within 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):-

Private entrance with four steps up from the driveway to glazed double doors leading into the...

LOBBY. Tiled floor. Window to side. The partly glazed doors to the front have views out to sea. Partly glazed door to bedroom. Opaque glazed door to the...

HALLWAY. Built-in storage cupboard. Coved ceiling. Storage heater. Built-in airing cupboard housing the pressurised hot water cylinder. Doors lead off to the...

SITTING ROOM 18' 11" (5.77m) x 16' 9" (5.11m):

Impressive bright and spacious room with two large shuttered sash windows to the front with spectacular uninterrupted views over the sea towards Dawlish Warren and down the coastline to Berry Head from which to enjoy beautiful sunsets. Feature Georgian marble fireplace with slate hearth. Glass display cabinets. Original coved 11ft high ceiling. Picture rail

KITCHEN 13' 9" (4.19m) x 7' 4" (2.24m):

Wooden worktop surfaces in tiled splashback with Belfast sink with hot and cold water. Cupboards and drawers under. Space for cooker, washing machine, slim line dishwasher and fridge freezer. Tiled floor. Larder cupboard with glazed window. Double glazed window and further window to side. Partly glazed door leading through to the...

CONSERVATORY 8' 3" (2.51m) x 7' 4" (2.24m):

Double glazed windows to three sides and double-glazed doors leading out onto the garden. Tiled floor.

BEDROOM 1 16' 8" (5.08m) x 14' 6" (4.42m):

Double glazed sash window to front with spectacular views across the sea towards Berry Head. As previously mentioned, there is a partly glazed door leading back to the lobby. Feature alcove with shelving. Feature fireplace. Original Coved 11ft ceiling. Picture rail. Window to rear. Door to hallway.



BEDROOM 2 15' 5" (4.70m) x 14' 7" (4.44m):

Functional Georgian shutters around sash window to the rear overlooking the garden. Wash hand basin in tiled splashback with cupboard under. Feature original Georgian marble fireplace. Two built-in wardrobes with further storage above. Original Coved 11ft ceiling. Picture rail.

BATHROOM 6' 1" (1.85m) x 3' 10" (1.17m):

Cast iron bath in full tiled surround with electric shower over. Wash hand basin in tiled splashback. Opaque glazed window to side. Heated towel rail.

W.C 3' 10" (1.17m) x 3' 6" (1.07m): Opaque window to side. W.C.

OUTSIDE: The property has the benefit of a **PARKING SPACE** at the front and also **OWNS THE REAR GARDEN**, which is a wall enclosed lawned garden with some mature boundary hedging. There is access around the side of the property to the front. Additional good size original brick-built shed with power for charging of bikes, cars etc..

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 -New 999-year lease

MAINTENANCE: 25% of external costs

GROUND RENT: £7.50 per annum

COUNCIL TAX: Band D - £2577.27

GROUND FLOOR
1115 sq. ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq ft. (103.6 sq m) approx.

While 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 misstatement. 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

