



Description

A superbly situated Grade II Listed double fronted freehold property comprising the upper three floors of the building, which was once the home of Lady Nelson in the early 1800s, offering stunning panoramic views of the coastline, estuary and the countryside beyond from the upper floors, along with a single lock up garage situated nearby in Beacon Place. This sizeable and versatile property is being offered for sale for the first time since the 1980s and offers a wealth of character features throughout, previously utilised as a multigeneration family residence. The property would lend itself to a variety of residential/commercial ventures, along with the clear potential for conversion into apartments, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of East Devon District Council planning department.



Situated

The Beacon is set above the Esplanade and Manor Park, with stunning views over the Jurassic Coast and a wide selection of tourist attractions and leisure facilities. Exmouth also boasts a selection of restaurants, cafes, bespoke shops and high street brands, along with a marina and a railway station linking to the Cathedral city of Exeter.

Ground Floor

Entrance vestibule, hallway, sitting room, kitchen with larder off and access to an external decked seating area, store and WC, three double bedrooms and bathroom.

First Floor

Landing, sitting room, dining room, snug/bedroom, kitchen with larder off, sun porch with decked seating area, WC and store off, two bedrooms and bathroom.

Second Floor

Landing, kitchen, two further double bedrooms, a single bedroom/study, bathroom and store room.

Outside

Timber steps and decked landings from the ground and first floors lead down to the enclosed rear courtyard garden, which is shared with the garden floor flat, each having their own half of the garden and a shared

storage facility, with pedestrian access to Beacon Place and a short distance to the single lock up block built garage, with metal up and over door.

Viewings

Strictly by prior appointment with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

EPC – Exempt as Grade II Listed

Council Tax Band

D

Note

The basement flat is under separate ownership and away on a long lease, contributing a third of all maintenance and repair costs to the building on an adhoc basis.