

STAGS

Apartment 33

Apartment 33 Rolle

, Exmouth, Devon, EX8 2FA

Exmouth seafront 0.5 miles I Topsham 7 miles I Exeter 11 miles

A beautifully presented 3 bedroom, first floor apartment, set within the historic Eldin House, located less than a 10 minute walk from Exmouth seafront.

- 3 bedroom apartment
- Spacious open plan kitchen and dining room with island
- Generous separate living room
- Principal bedroom with ensuite shower room
- Allocated parking
- First floor position within historic Eldin House
- Contemporary fitted kitchen with integrated appliances
- Spacious double bedrooms
- Retained Gothic architectural features throughout

Guide Price £550,000

DESCRIPTION

Apartment 33 is a beautifully presented three-bedroom home, set within the historic Eldin House. This is a rare opportunity to own a thoughtfully renovated heritage property.

Located on the first floor, this apartment has been designed with modern living in mind. It features a spacious open-plan kitchen and dining area, complete with a island feature, perfect for everyday use or entertaining guests.

The sleek fitted kitchen includes contemporary integrated appliances, while a separate living room offers a peaceful retreat to relax and unwind. Built to a high, contemporary specification, this home is low-maintenance, giving you more time to enjoy everything Exmouth has to offer.

The home offers three bedrooms, with two double rooms and a third which could be used as a guest room or study.

Additional features include ample storage, utility cupboards, and allocated parking for added convenience.

Throughout the apartment, original Gothic architectural features have been carefully retained — from decorative coving and sash windows to ornate architraves and original doors — preserving the charm and character of this beautiful period building.







SITUATION

Developed by Acorn Property Group - Established in 1995, Acorn is an independent development and regeneration specialist that has, for 30 years, successfully created a range of residential-led refurbishment and new build schemes.

Rolle Gardens in Exmouth is an exclusive collection of homes, featuring carefully designed new-build properties, centred around the conversion of the beautiful Grade II-listed Eldin House.

Located on the picturesque east coast of Devon, where the River Exe meets the sea, Exmouth is one of the county's most sought-after coastal towns. Positioned at the gateway to the magnificent World Heritage Jurassic Coast, the town is known for its beautiful two-mile stretch of golden sand — the longest seafront in Devon and Cornwall.

The apartment is conveniently placed for enjoying everything Exmouth has to offer, from the beach and seafront to the town centre's shops, cafés, restaurants and everyday amenities. Whether you are looking for relaxed coastal walks, easy access to local facilities or a low-maintenance home in a well-connected seaside setting, this apartment offers an exceptional opportunity.

OTHER CONSIDERATIONS

Lease: 999 years
Service and estate charges payable
The internal photos are to show the internal finish only and are taken from a similar property.
Marketing Suite & Show Home open by appointment only.

VIEWINGS

Contact the Stags Exeter Office for more information on 01392 255202.

DIRECTIONS

Located off Douglas Avenue, close to Exmouth seafront.

What3words: - ///baked.bossy.tiny

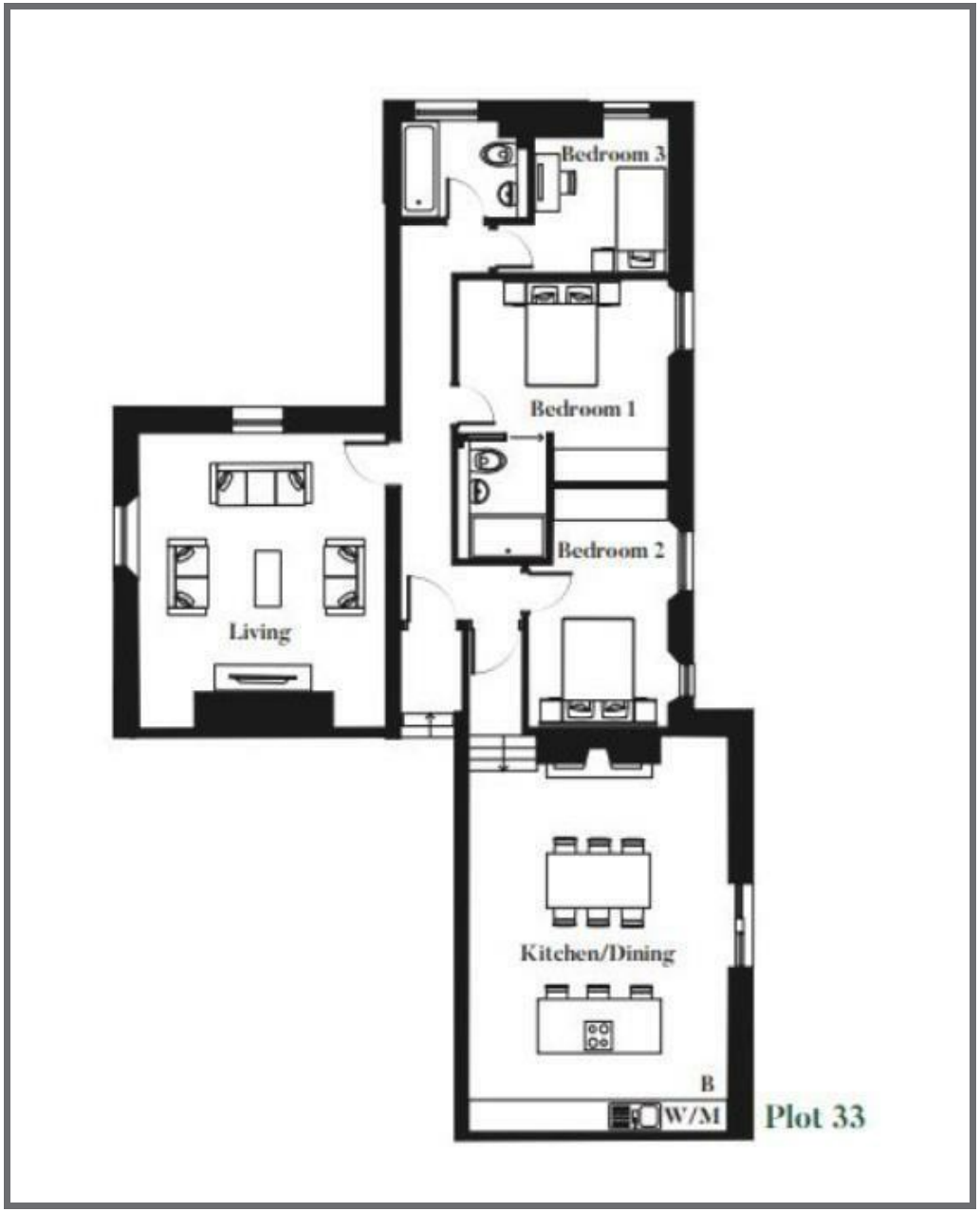






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