

STAGS

Apartment 32

Apartment 32

Rolle Gardens,Exmouth, EX8 2FA

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

A beautifully presented 2 bedroom, first floor apartment, set within the historic Eldin House, located less than a 10 minute walk from Exmouth seafront.

- Two-bedroom first-floor show apartment
- Contemporary Shaker-style kitchen with integrated appliances
- Principal bedroom with en-suite and Jack and Jill basins
- Retained Gothic features and double-glazed sash windows
- Impressive dual-aspect open-plan living space
- Two spacious double bedrooms
- Original fireplace surround to bedroom two
- Allocated parking and access to landscaped green space

Guide Price £500,000

DESCRIPTION

Set on the first floor of the carefully restored Eldin House, Apartment 32 is an impressive two-bedroom home combining the character and proportions of a historic property with a high-quality contemporary specification.

The heart of the apartment is the exceptional open-plan kitchen, dining and living room. This generous dual-aspect space enjoys natural light from its south- and east-facing elevations, creating an inviting setting for relaxing, dining and entertaining.

The contemporary Shaker-style kitchen is complemented by sleek work surfaces and a range of integrated appliances. The open-plan arrangement provides ample space for both dining and comfortable seating while maintaining a bright and sociable atmosphere.

Both bedrooms are spacious doubles. The substantial principal bedroom benefits from a private en-suite featuring Jack and Jill basins, while bedroom two retains an original fireplace surround that provides an attractive reminder of Eldin House's architectural heritage.

Throughout the apartment, carefully preserved Gothic features include decorative coving, ornate architraves, original-style doors and double-glazed sash windows. These period details sit comfortably alongside contemporary sanitaryware, energy-efficient lighting and practical storage and utility cupboards.

The property also benefits from allocated parking and access to landscaped communal green space. Designed as a low-maintenance home, it would make an excellent permanent residence, coastal retreat or convenient lock-up-and-leave property.







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.

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









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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