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Flat 2, 3 Alston Terrace, Exmouth, EX8 1BH

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## Asking Price £425,000

Situated on Alston Terrace in the charming seaside town of Exmouth, this splendid four-bedroom apartment conversion offers a unique blend of period elegance and modern convenience. Spanning an impressive 1,496 square feet, the property boasts generous room sizes and high ceilings, creating a spacious and airy atmosphere throughout.

Built in 1900, this residence retains many of its original features, including beautiful fireplaces, picture rails, and original doors, which add character and charm. The apartment has been thoughtfully modernised, featuring a brand-new kitchen and a stylish shower room, all presented in a neutral decor that allows for personal touches.

One of the standout features of this property is the stunning sea view, which can be enjoyed from various vantage points within the home. The location is highly sought after, being within walking distance to the beach, the town centre, and a variety of local amenities. Residents will appreciate the excellent transport links, including a nearby railway station and easy access to main roads, making commuting a breeze.

Additionally, the property includes a lovely garden, providing a perfect outdoor space for relaxation or entertaining. This apartment is not just a home; it is a lifestyle choice, offering the best of coastal living in a vibrant community with local pubs and friendly neighbours. This is an exceptional opportunity to acquire a beautiful property in a prime location, perfect for families or those seeking a tranquil retreat by the sea.

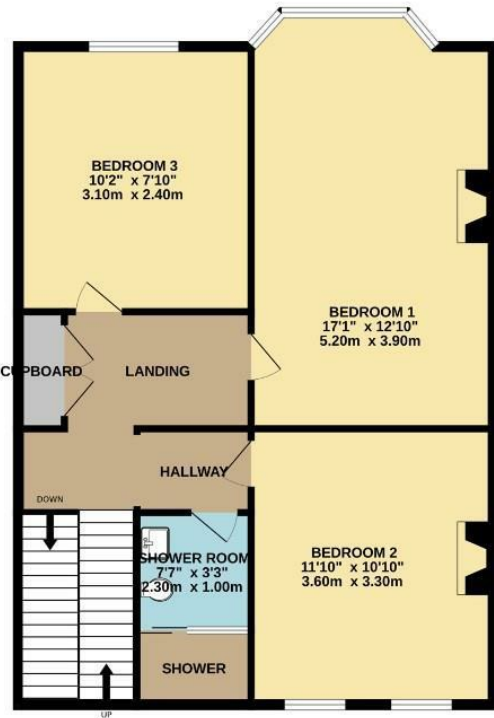
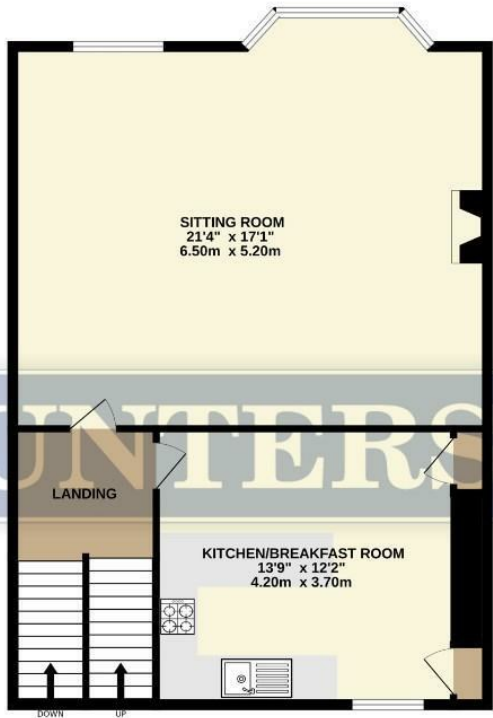
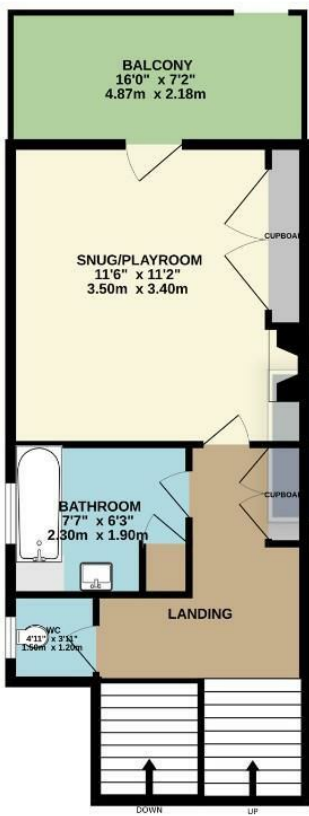
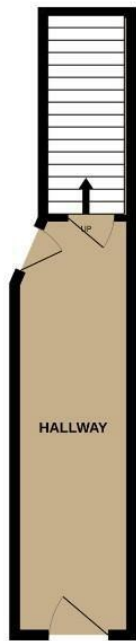
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GROUND FLOOR

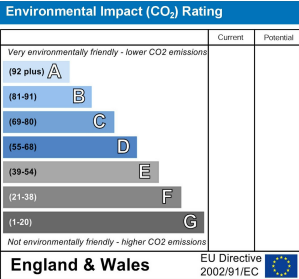
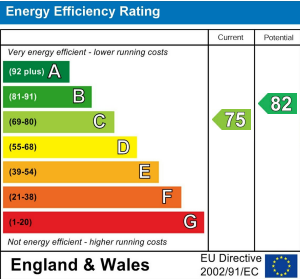
1ST FLOOR

1ST FLOOR

2ND FLOOR



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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GROUND/FIRST FLOOR

You enter the property from a communal door that serves just two properties flat 1 and flat 2, you then proceed to the front door of the property, up one flight of stairs and into the heart of something rather special.

On the first floor there is a snug/playroom that gives access to a balcony/high level decked area with steps to the private rear garden, on this level there is a bathroom and WC, all of which boast period features, there is a partial landing that takes you to a kitchen/breakfast room boasting a new kitchen, on this level there is what can only be described as a wonderful, large Lounge/Sitting room with the start of several sea views.

2nd Floor

Accessed by an ornate set of stairs, on this level there are three double bedrooms and a shower room, all featuring picture rails, fire places and original skirting boards, the two front bedrooms have wonderful sea views and showing access to the beach only minutes away.



- SEA VIEWS
- WALKING DISTANCE TO THE BEACH
- WALKING DISTANCE TO THE TOWN CENTRE
- PERIOD FEATURES
- NEW KITCHEN
- NEW SHOWER ROOM
- HIGH CEILINGS
- NEUTRALLY DECORATED
- LIGHT AND BRIGHT
- GOOD TRANSPORT LINKS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









