



The Penthouse, Sea View Apartments, Channel View, Lynton, EX35 6ED





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Guide Price £325,000

Currently a successful holiday let with high levels of occupancy and repeat bookings, this stunning two bedroom apartment occupies an enviable and elevated position in the world famous Exmoor coastal town of Lynton.

Centrally situated and within walking distance of the wide range of shops, cafes and restaurants that the town offers, not to mention the world famous funicular railway, this stunning apartment would make an ideal investment or a delightful holiday home (or even a mix of both!).

Approached via a most characterful entrance hall that serves a small number of other apartments, the front door opens to reveal a wide, welcoming hallway with useful sensor lighting. Doors lead off the hallway to the master bedroom, which boasts not only stunning views from the sash windows looking right across the bay but also a balcony, perfect for morning coffee or evening cocktails. A well finished en-suite shower room completes the master suite. Also accessed from the hallway, is the second double bedroom, which offers stunning and uninterrupted sea views. The kitchen/breakfast room is well equipped with a range of storage units, and the accommodation on this level is completed by the bath/shower room. From the hallway, stairs lead up to the delightful sitting/dining room with characterful ceiling with exposed beams and a window offering stunning views.

Externally, there are extensive communal gardens.

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Stunning Cliff Top Apartment
Far Reaching Sea Views
Extensive Communal Gardens
Two Double Bedrooms
Characterful Lounge With Sea Views
Holiday Use Restricted
Successful Holiday Let
Great Income Potential
Popular Tourist Town
Within Exmoor National Park



Ground Floor Lobby Area

Paved floor. Stairs and lift access to First Floor.
Further steps to Private Entrance Door.

Hallway

Stairs to Second Floor.

Bedroom One

16' 7" x 11' 4" (5.05m x 3.45m)

En-Suite Shower Room

Bedroom Two

13' 11" x 11' 3" (4.24m x 3.43m)

Kitchen

8' 9" x 14' 11" (2.67m x 4.55m)

Shower Room

SECOND FLOOR

Living Room

25' 7" x 19' 10" (7.80m x 6.05m)

Outside

Outside the front of the property there is a convenient parking area and easy access to coastal walks along with extensive communal gardens. There is also a secured storage unit (one of the large cages are owned by the sellers located behind the bin storage area).

Agent's Note

Balance of a 999 Year Lease - Commencement date from January 2018. The apartment current owners have an 11th share of the Freehold.

The management company is employed by the Freeholders. A planned maintenance programme is currently in place agreed by the Joint Freeholders. Approximate annual service charges for the year end (March 2024) is around £4,000.00 (exc. exception one-off charges, which the current owners have paid), which cover the maintenance of the grounds and the exterior of the building.

Contents of the property are available by separate negotiation.

SERVICES

Services: Mains Drainage, Electricity and Water. Electric panel heaters.

Council Tax Band: N/A. Business Rated.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

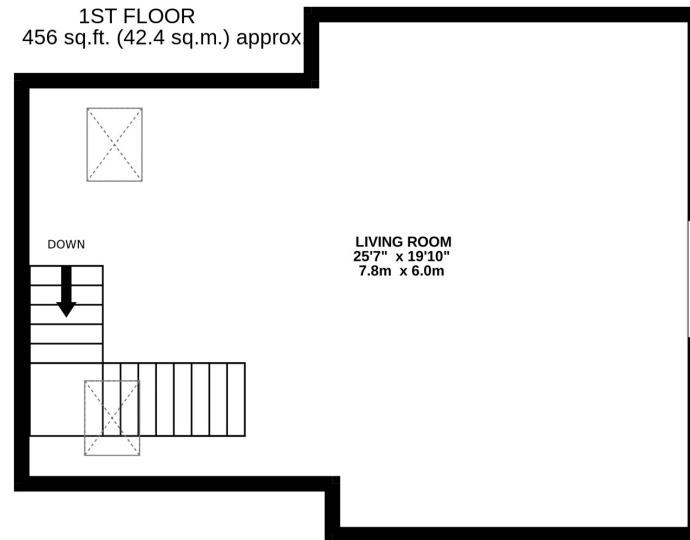
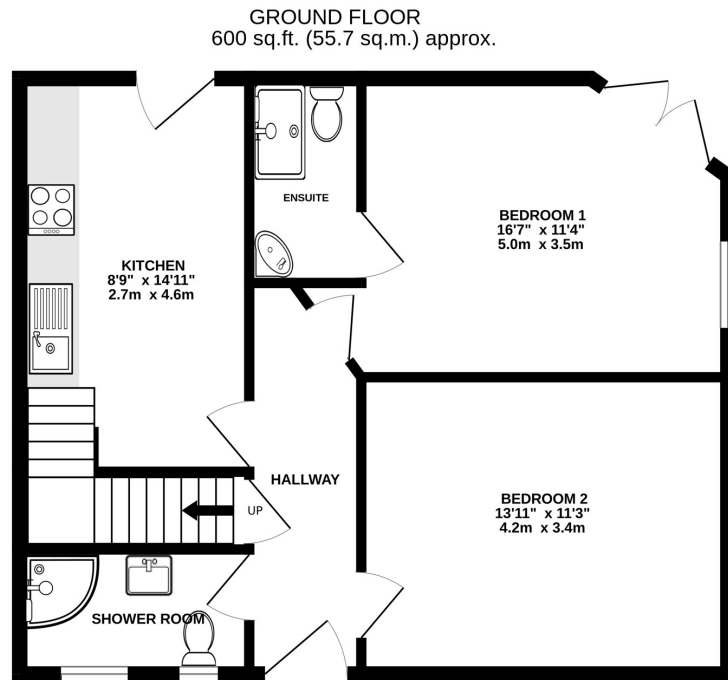
EPC Energy Rating: D.

DIRECTIONS

Satnav ref - EX35 6ED.

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TOTAL FLOOR AREA : 1056 sq.ft. (98.2 sq.m.) approx.
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