



The Penthouse Channel View, Sea View Apartments, 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.

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



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## Ground Floor Lobby Area

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

## Entrance Hall

Stairs to Second Floor.

## Master Bedroom One

## En-Suite Shower Room

## Bedroom Two

## Family Shower Room

## Kitchen / Dining Room

## SECOND FLOOR

## Living Room

## Outside

Outside the front of the property there is a convenient parking area and easy access to coastal walks.



### 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: TBC.

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

EPC Energy Rating: TBC.

### DIRECTIONS

Satnav ref - EX35 6ED.

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