

24 Castle Heights,
Lynton, Exmoor

Exmoor
Property



24, Castle Heights, Lynton, Devon, EX35 6JD

Amazing sea and country views from all windows of this modern two-bedroom flat, in a prime residential development. Allocated parking and immaculate communal grounds. Share of freehold. Ideal for retirement, work-from-home or lock & leave. (No holiday letting.)

Price: £310,000 Share of Freehold

From the development's private parking area a communal front door opens into the communal entrance hall. Here stairs and a lift rise to the upper floors. No. 24 Castle Heights is located on the third floor. The wooden front door opens into the entrance hall

Entrance Hall

Fitted carpet. Doors to bathroom, bedroom one, bedroom two, kitchen/lounge. Radiator. Wall-mounted entry phone.

Airing cupboard

Housing hot water tank and electric hot water heating system. Storage space.

Bathroom

Ceramic tiled floor. A three-piece bathroom suite including panel-enclosed bath with built-in shower

stainless steel sink unit with matching mixer tap. Built-in electric hob with electric oven below and extractor hood with light above. Built-in (integral) kitchen appliances including fridge, freezer, dishwasher and washing machine with tumble dryer.

Communal Grounds and Summer House

The communal grounds include car parking for residents and visitors, sheltered sitting areas, two pergolas with seating and a summer house with graveled area outside. The summer house is of timber construction with windows facing the bay and offers dramatic sea views and a delightful place to sit and relax.

Lease/Share of Freehold

The flat is held on a lease with 109 years remaining. The flat owner owns one 33rd share of the company set up to own the freehold.

above, low level flush WC, pedestal wash basin with mirrored cupboard above. Extractor unit. Radiator, towel rail. Three recessed ceiling lights. Tiled on two walls.

Bedroom two

Fitted carpet. Radiator. Double-glazed sash window with sea views across Lynmouth Bay.

Bedroom one

Fitted carpet. Radiator. Double-glazed French doors with sea views across Lynmouth Bay and country views to Watersmeet. Built-in wardrobes.

Living room/kitchen

The living room is open-plan to the kitchen area.

Lounge area

Fitted carpet. Two radiators. Double glazed French doors and double-glazed sash window with sea views across Lynmouth Bay and country views to Watersmeet. Electric fire with surround.

Kitchen area

Ceramic tiled floor. Range of wall and base storage cupboards with worktops over. 1½-bowl, single drainer



Holiday Letting

To ensure the privacy and quiet enjoyment of the residents, the 33 owners of Castle Heights voted in 2017 not to allow holiday letting of the individual properties within the Castle Heights development. The properties can be let on assured shorthold tenancies (AST) and can be used on a non-commercial basis by family and friends. They cannot be formally rented as holiday lets.

For details and viewings, contact sole agent

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