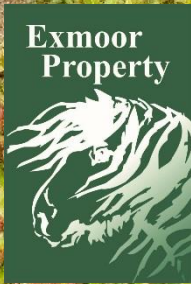




**3, Imperial Court,
Lynton, Exmoor**



3, Imperial Court, Castle Hill, Lynton, Devon EX35 6JA

MUST BE SEEN! A rare opportunity to acquire this spacious one bedroom apartment with conservatory and stunning low maintenance garden, with some of the most spectacular sea views in Lynton & Lynmouth. An ideal, full-time residence or second home.

Price: Guide Price £310,000 Share of Freehold

From the communal front door and communal entrance, the front door to number 3 is the first door on the left. The front door opens into

Entrance Hall

Fitted carpet. Ceiling light. Door to walk-in cupboard with light, shelving and consumer unit. Door to

Living Room

Fitted carpet. Four wall lights. Wooden mantle with marble-effect inset and hearth. Radiator. Door to internal hallway. Double-glazed windows and door to

Conservatory

Brick and glazed construction, with stained glass lights, double-glazed with ceramic tiled floor. Spectacular sea views. Ceiling light. Double-glazed internal window to bedroom. Cat-flap. Double-glazed door to garden.

steel sink with chrome mixer tap and large drainer. Space & plumbing for washing machine. Space for fridge/freezer and dryer. Space for table & chairs. Electric radiator. Ceiling light. Shower switch. Vinyl floor.

Bedroom

Fitted carpet. Double aspect, with two double-glazed windows with sills giving spectacular views over the garden to the sea and countryside beyond. Ceiling light. Electric radiator.

Bathroom

Vinyl floor. Tiled on all walls to full height. Low level flush WC with mirrored cupboard above. Pedestal wash basin with chrome Victorian-style taps and mirror and shelf above. Shower cubicle with electric shower and hand-rail. White heated towel rail. Ceiling light. Extractor fan.

Garden

Truly one-of-a-kind, this 'infinity', low-maintenance garden has some of the most spectacular sea and country views. Fully fenced, and with a wall and fence on the shared boundary, the garden offers a high degree of privacy and a feeling of space, while enjoying 180 degree views of Lynmouth Bay, Sillery Sands and Foreland Point. A concrete path, edged with established shrubs and climbers, leads from the conservatory door onto the patio area, which runs the full width of the apartment. The main part of the garden is gravelled for easy maintenance and edged with established shrubs and plants. Small pond with solar fountain. Plenty of space for outside furniture and dining. Storage shed. External power points.

From the Living room

Hallway

Fitted carpet. Wall light. Door to Kitchen, Bedroom and Bathroom.

Kitchen

Fitted airing cupboard with shelves, housing the hot water tank. Double-glazed window to the front with deep sill. A range of wall and base units with worktop over and tiled splashback around. Ceramic four ring hob with electric grill & oven below & extractor hood and light above. Stainless-



Notes

Lease

The flat is held on a lease of 999 years with 968 years remaining. It also comes with a 1/15th share of the freehold. 2023 annual maintenance and service charge, including buildings insurance, is c.£1,980

Holiday Letting

Holiday letting is not allowed in Imperial Court.

For details and viewings, contact sole agent

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Although we believe these details to be accurate, they should be treated as a general guideline only and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact, but must carry out their own inspection and enquiries.

