

Southernhay East., Exeter, EX1 1AF

Price Guide £500,000

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Southernhay East.

Exeter, EX1 1AF

- SOLD WITH NO ONWARD CHAIN
- Exceptional accommodation extending to approximately 1,783 sq ft
- Prestigious Southernhay location, moments from Exeter city centre, Cathedral, restaurants, shops and transport links
- Underfloor heating throughout the entire apartment
- Completely renovated and converted to an exceptional contemporary specification
- Brand-new high-end two-bedroom ground-floor apartment
- Impressive 36ft open-plan kitchen, dining and living space
- Separate utility room, guest WC and dedicated storage room
- Two substantial double bedrooms, both with private en-suite bathrooms
- 2 Private Parking spaces

Guide Price- £500,000-£525,000
An exceptional brand-new two-bedroom ground-floor apartment, created following a comprehensive high-end conversion of a substantial former office unit. Offering approximately 1,783 sq ft of beautifully designed accommodation, the property combines exceptional proportions, luxury finishes, underfloor heating and an outstanding city-centre location.

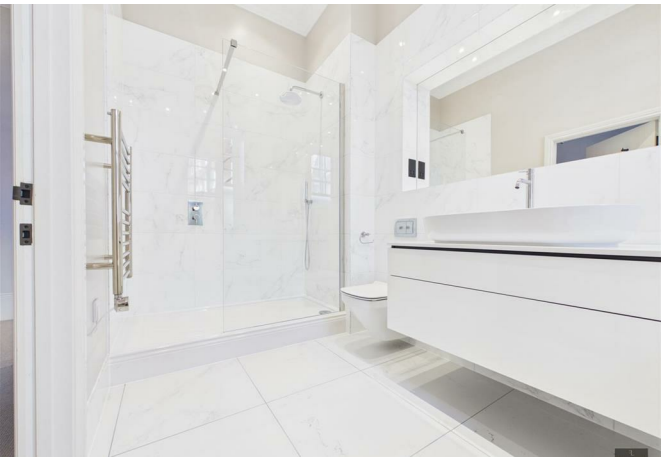
The apartment has been thoughtfully designed to maximise space, light and functionality, with underfloor heating throughout adding to the comfort and high specification. At the heart of the home is an impressive open-plan kitchen, dining and living area, extending to approximately 36ft and providing generous spaces for cooking, dining and relaxing. The contemporary kitchen features extensive cabinetry, generous work surfaces and a large central island, creating a superb sociable setting for everyday living and entertaining.

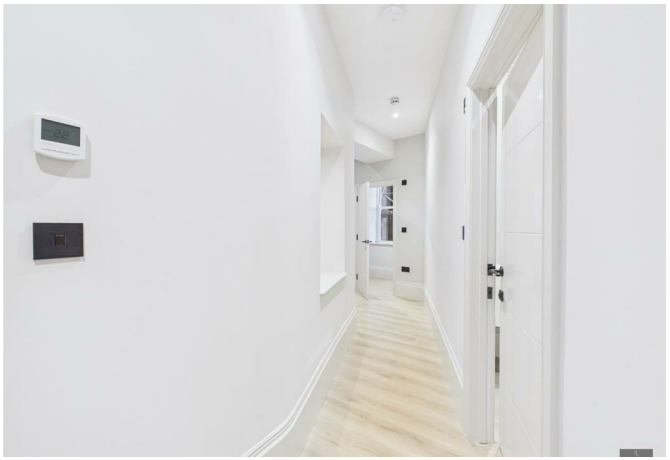
There are two substantial double bedrooms, both benefiting from private en-suite bathrooms, providing an excellent level of comfort and privacy. The principal bedroom is further complemented by a versatile dressing room/home office area, ideal for additional wardrobe space or home working.

Practicality has been equally well considered, with a separate utility room, separate WC and particularly large dedicated storage room, providing exceptional additional space rarely found within city-centre apartments. Further storage throughout, together with a spacious entrance hallway, enhances the practicality and impressive sense of scale.

Having undergone a complete high-end renovation and conversion, the property provides all the benefits of a newly created contemporary home while retaining the exceptional proportions of its former commercial use.

Situated within the prestigious Southernhay district, the apartment is just moments from Exeter city centre, Princesshay, the Cathedral, restaurants, cafés and the city's professional district, with excellent transport connections.





Price Guide £500,000



Lease & Service Charge
Lease: 983 years remaining
Service Charge: £3,177.23 per annum

Location & Property
This exceptional ground-floor apartment in the heart of Southernhay represents a rare opportunity to acquire a newly created home of remarkable scale and specification. Formed from the comprehensive conversion of a substantial former office space, the property extends to approximately 1,783 sq ft and has been completely transformed to deliver sophisticated contemporary living in one of Exeter’s most prestigious central locations.

The interior has been carefully considered to combine impressive proportions with a refined, high-end finish. Underfloor heating throughout enhances the clean contemporary design, while the extensive hallway creates an immediate sense of space on entering the apartment.

At the heart of the home is the magnificent open-plan



kitchen, dining and living area, extending to approximately 36ft. Designed as an exceptional entertaining and everyday living space, the contemporary kitchen incorporates extensive cabinetry, generous preparation areas and a substantial central island, flowing effortlessly into spacious dining and relaxation areas.

Both bedrooms are generous doubles with their own private en-suite bathrooms, providing a level of privacy and comfort perfectly suited to luxury apartment living. The principal bedroom is further complemented by a dedicated dressing room/home office, creating a versatile additional space that can be tailored to the purchaser's lifestyle.

Practicality has been equally well considered, with a separate utility room, guest WC, dedicated storage room and additional built-in storage, ensuring the apartment offers functionality alongside its impressive design and scale.

The Property also has 2 private parking spaces included which is exceptionally rare in a central location.

The location is equally exceptional. Southernhay is regarded as one of Exeter's most prestigious addresses, characterised by its elegant Georgian architecture, attractive green spaces and proximity to the city's professional and commercial district.

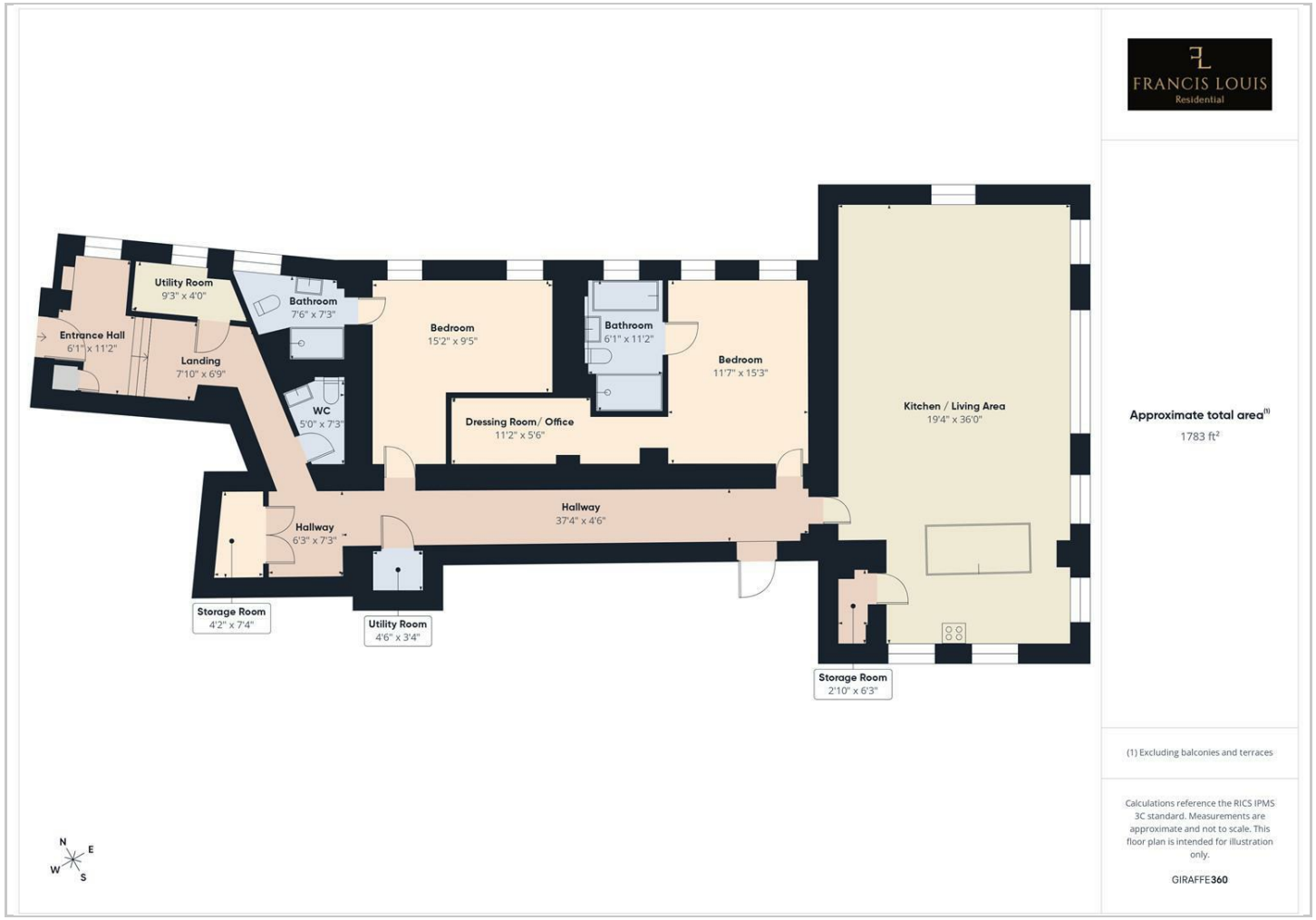
Exeter Cathedral, Princesshay Shopping Centre and the High Street are all within easy walking distance, alongside an excellent selection of independent restaurants, cafés, bars and shops. Exeter Central railway station and other public transport connections are also readily accessible, while the historic Quayside provides beautiful riverside walks, restaurants and leisure opportunities nearby.

Combining exceptional proportions, two en-suite bedrooms, luxurious specification and an outstanding Southernhay location, this distinctive apartment offers a rare standard of contemporary city-centre living.





Floor Plans



Location Map



Viewing

Please contact our Francis Louis South West Sales Office on 01392 243077
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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