



Sarlsdown House

— EXMOUTH | DEVON —

A Beautiful Life By The Sea

If the scent of sea air, golden sands and the echo of waves gently lapping at the shore appeals to you, Exmouth is the place for you. One of Devon's oldest and most picturesque towns, Exmouth is known as a 'Town of Flowers'. It delights with beautiful blossom adorning streets and lamp posts, majestic Georgian houses, an impressive 19th Century clock tower and a magnificent seafront.

Exmouth has a golden coastline spanning more than two miles and offers the longest seafront in Devon. It's a dream playground for water sport enthusiasts, with sailing, kayaking, water skiing, kitesurfing, wakeboarding and paddleboarding all on offer. Cyclists are catered for too with the beautiful Exe Estuary Trail, whilst walkers can enjoy the delights of the South West Coastal Path.



The spectacular sea views from the peak of the sandstone cliffs are unsurpassed and part of the UNESCO Jurassic Coast World Heritage Site. Exmouth has its own pedestrianised shopping centre boasting a range of boutique shops and different retailers, including a recently opened M&S food hall and a number of different leisure facilities.

The range of dining options is large, from fish and chip shops with the sea as a backdrop, to cafés and brasseries, countrywide brands and fine dining. For those with a sophisticated palette or seeking a romantic spot, River Exe Cafe is a must. It's an award-winning restaurant which floats offshore on the Exe Estuary.





Every May, the town hosts the renowned Exmouth Festival, where you can enjoy live music concerts, arts and crafts and the finest produce from around the region. There's also a kite festival and a mussel festival, a Flower Trail, a seashell gallery, band nights at sea, choral concerts and a theatre plus many more events and activities.

Exeter, the cathedral city, is the region's capital and is easily accessible from Exmouth by both road and rail. Exeter is a historic town with Roman architecture and medieval streets. It offers an excellent range of primary and secondary schooling options and has a large variety of shops and facilities, as well as an intercity railway station, airport and hospital. It also connects to the M5 motorway.



A Home of Dreams

A Sanctuary in The Avenues

Sarlsdown House sits proud on a quiet, residential tree-lined street in The Avenues; one of Exmouth's most sought-after neighbourhoods. The house is majestic of appearance and classical in design. Large bay windows, allowing an expanse of light into the property, are a striking feature.

A discreet, electric gated private entrance leads to a collection of ten luxurious apartments. There is level flooring throughout the house and lift access, ensuring easy reach to all floors. Each of the apartments has an allocated parking space.

The apartments are designed to facilitate modern living within an environment of exceptional quality and sophistication. The fitted kitchens come with top-of-the-range appliances, and the Mayflower bathrooms offer both opulence and comfort.

For enquiries please call Wilkinson Grant & Co on 01392 455926.



Specification

Bathrooms

All bathrooms are designed by Mayflower Bathrooms.

- Hansgrohe Logis Mono basin mixers
- Vado slide rail shower kits
- Basins with stylish vanity units
- Duravit baths and toilets
- Part-tiled bathrooms
- En-suites have Vado Saturn over-head showers with Vado Zoo single-function hand showers
- Apartments 9 and 10 have Vitra Sento mounted WCs

Internal

- Ideal combination boilers with feature radiators
- Double-glazed white UPVC windows
- Lift serving all floors
- Audio door-entry system to each apartment



Kitchen

Stunning fully fitted bespoke kitchen.

- Integrated fridge/freezer
- Single oven
- Hob and extractor
- Fully integrated dishwasher

External

- One parking space allocated per apartment
- Electric gated private entrance

Statements contained within this specification are believed to be correct at the time of publication but are subject to change. They are not to be regarded as statements or representations of fact, and neither the selling agents nor Towergate Estates Limited nor Vane-Tempest Management Limited guarantee their accuracy. The computer-generated images and floor plans are intended to serve only as a general guide as to the appearance and layout of the development. It may be necessary and rights are reserved for Towergate Estates Limited and Vane-Tempest Management Limited to make alterations to the layout, appearance and specification of the development without formal notice. Dimensions are approximated and are subject to change. The brochure does not form part of any contract.



Apartment 1

Ground floor

A large and light open plan kitchen, dining and living area welcome you into this spacious two-bedroom apartment.

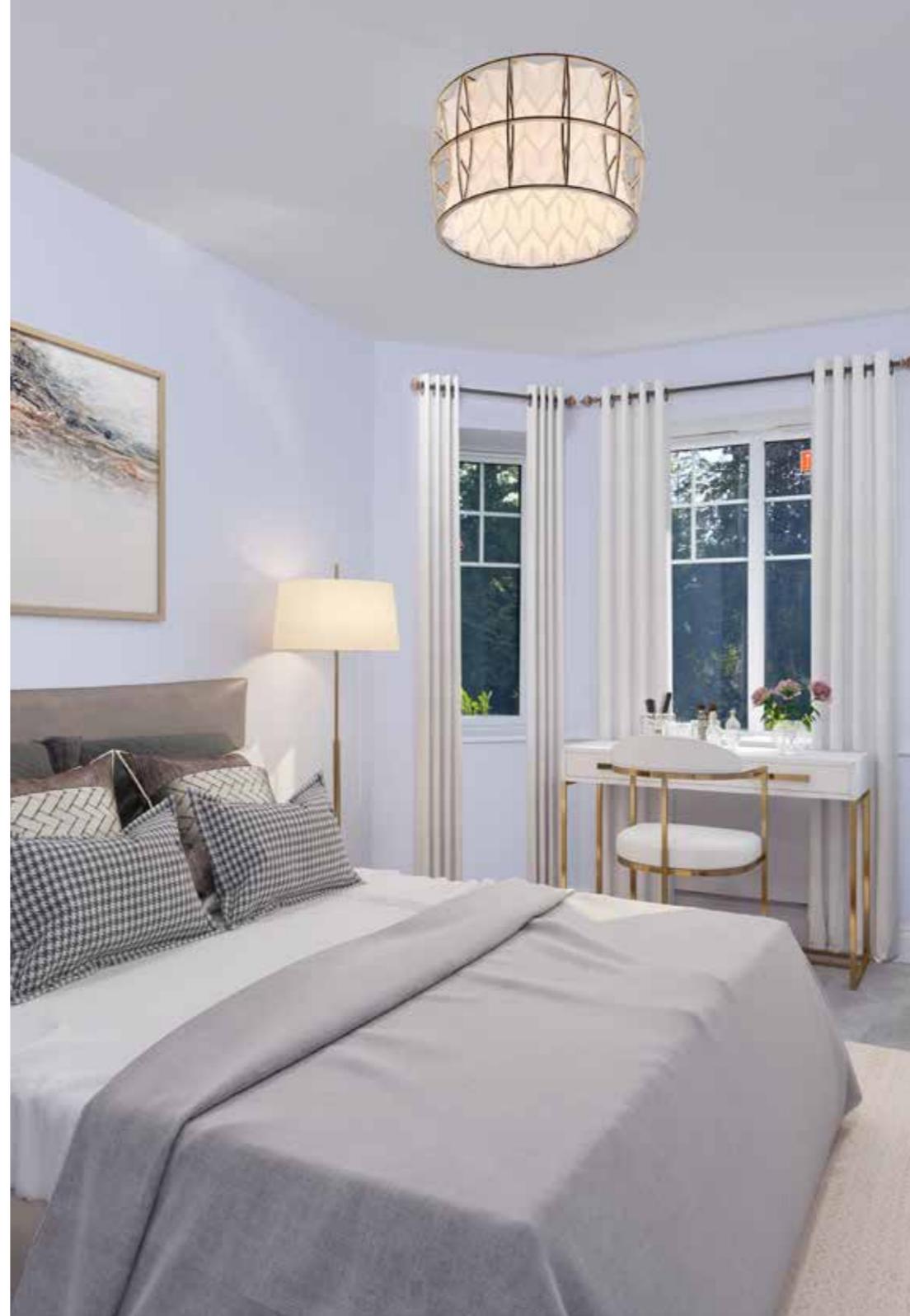
It is situated on the ground floor with a set of French doors that open onto a delightful garden patio area, perfect as a play area for children or grandchildren, or for entertaining.

Both bedrooms are doubles with fitted wardrobes and each has a feature bay window allowing light to fill the space. A family bathroom is reached from along the hall, where there are also two large storage cupboards.

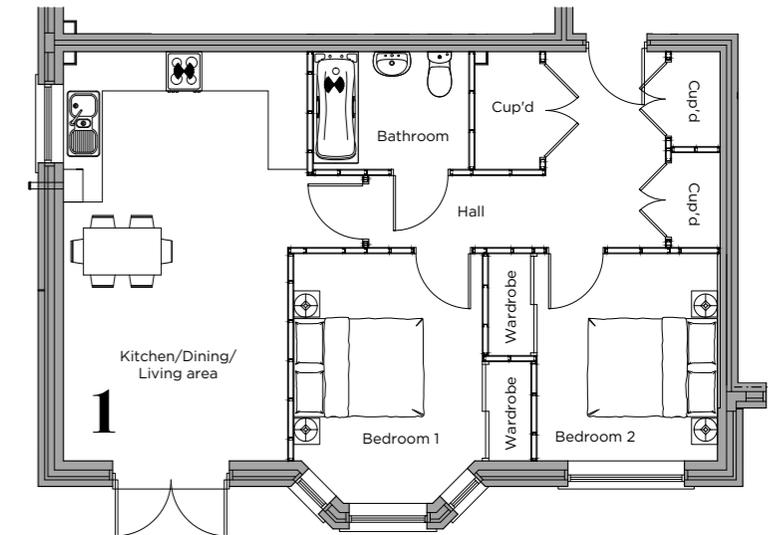
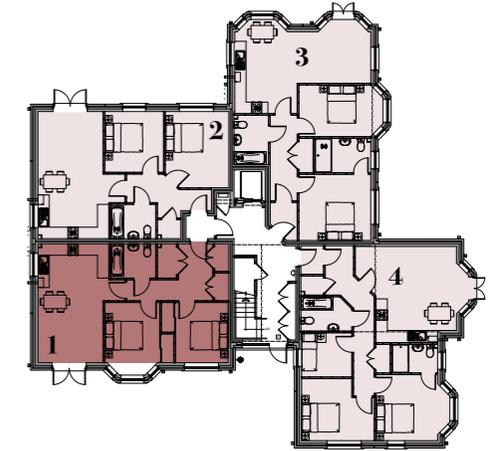
Internal Areas

Kitchen/Dining/Living	3.76m x 6.26m - 12'3" x 20'5"
Bedroom 1	3.56m x 3.82m - 11'6" x 12'5"
Bedroom 2	3.44m x 3.17m - 11'2" x 10'4"

Total Internal Area:
64.97 Sq m / 699.3 Sq ft



Ground floor



Apartment 2

Ground floor

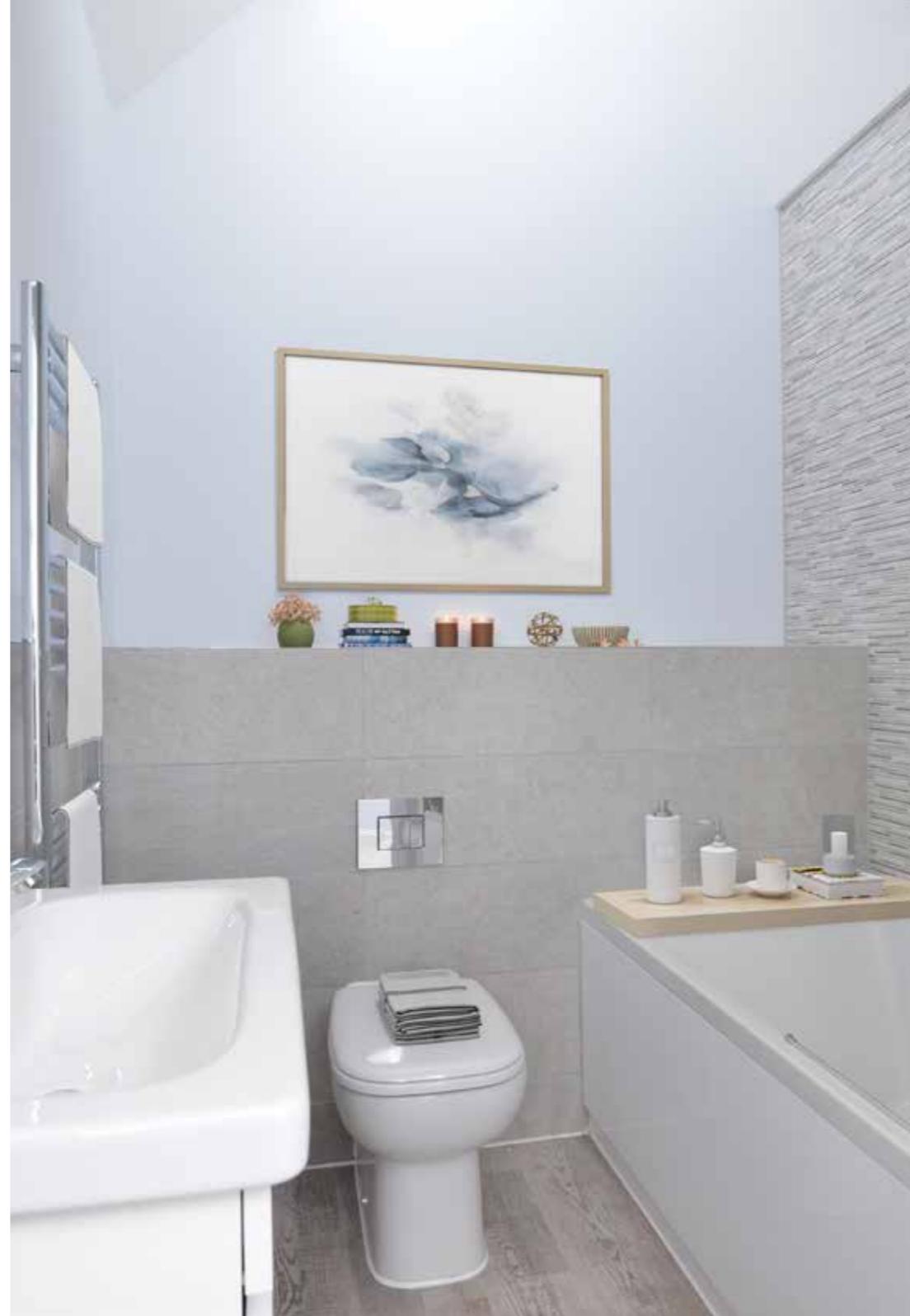
Apartment 2 is a spacious two-double bedroom home with a generous open plan kitchen, dining and living area. French doors open out onto the garden and patio area which is a highlight of this property. It is ideal for those who would enjoy the privacy of their own garden.

There is a generous family bathroom and a practical storage cupboard in the hall.

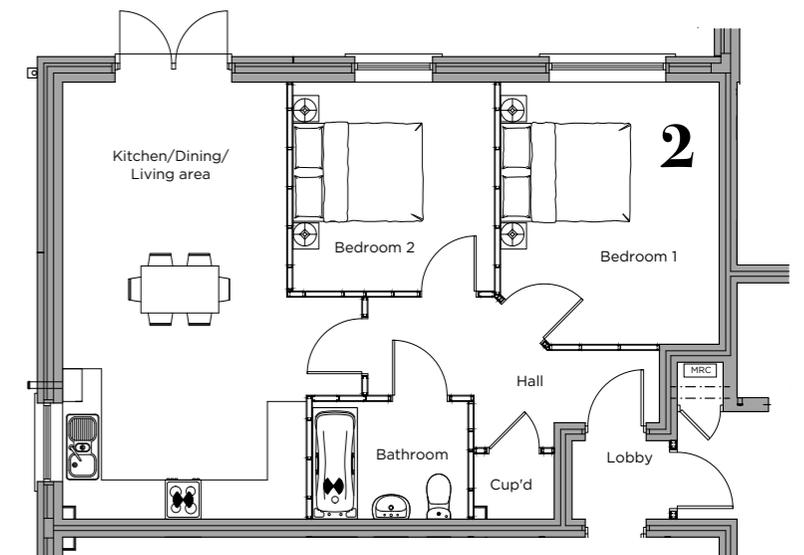
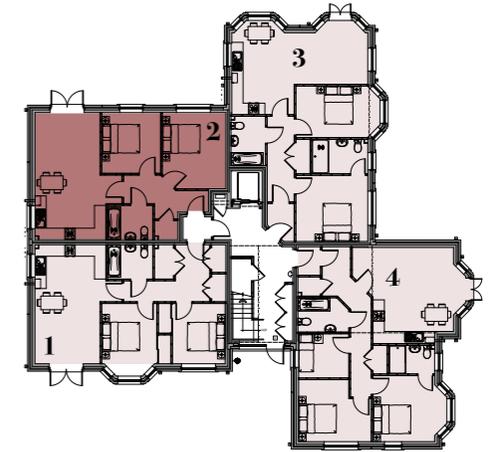
Internal Areas

Kitchen/Dining/Living	3.76m x 6.68m - 12'3" x 21'9"
Bedroom 1	3.37m x 4.01m - 11'0" x 13'1"
Bedroom 2	3.20m x 3.19m - 10'4" x 10'4"

Total Internal Area:
64.41 Sq m / 693.3 Sq ft



Ground floor



Apartment 3

Ground floor

This superb two-bedroom ground floor apartment is sure to make for a happy home. On entry, you have a direct view of the open plan kitchen, dining and living area, which has a feature bay window that overlooks your private garden. A set of French doors lead from the lounge to the garden and patio area.

The master bedroom is of excellent size with ample room for a king-sized bed, and benefits from a luxurious en-suite bathroom. The second bedroom is also well proportioned and offers a large bay window.

There is a spacious family bathroom and large storage cupboard in the hallway.

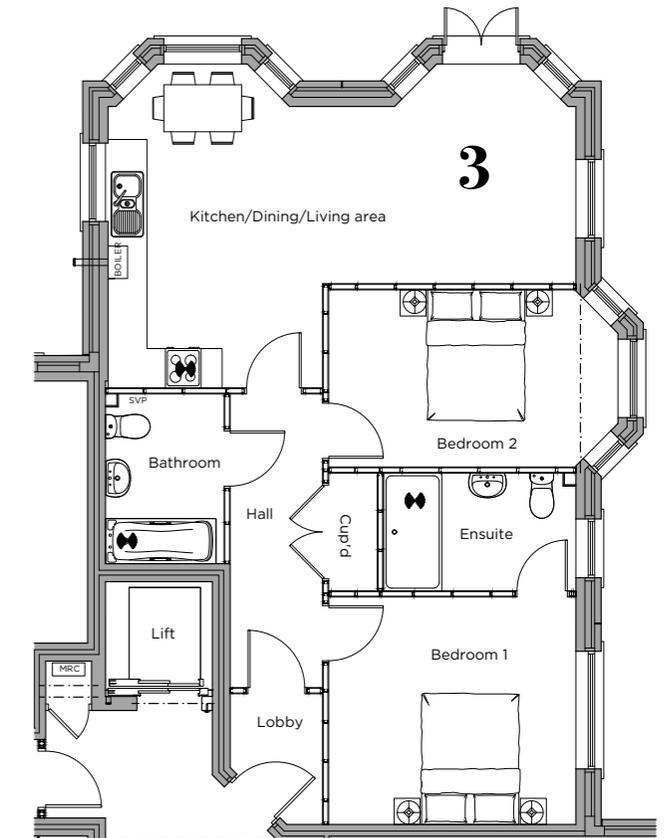
Internal Areas

Kitchen/Dining/Living	7.22m x 4.95m - 23'6" x 16'2"
Bedroom 1	3.81m x 3.48m - 12'5" x 11'4"
Bedroom 2	4.46m x 2.71m - 14'6" x 8'8"

Total Internal Area:
74.86 Sq m / 805.7 Sq ft



Ground floor



Apartment 4

Ground floor

The largest of the apartments on the ground floor, Apartment 4 is bright and filled with light. It offers three superb bedrooms. At the heart of the property there is a beautiful open plan kitchen, dining and living area benefiting from a set of French doors that lead out to the patio.

The master bedroom is grand in size with a large bay window. It also has a luxurious en-suite bathroom. The property has a second double bedroom and a third single room, which could be used as a bedroom or a study. There is a family bathroom off the hall and two large storage cupboards.

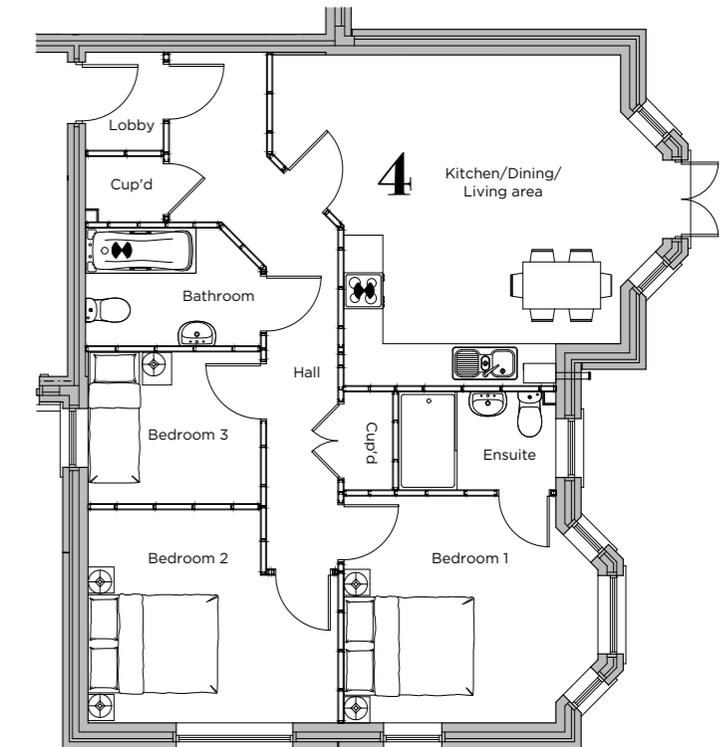
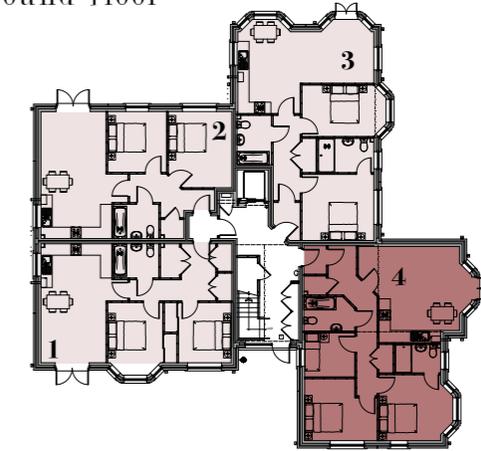
Internal Areas

Kitchen/Dining/Living	5.37m x 5.06m - 17'6" x 16'6"
Bedroom 1	3.92m x 3.47m - 12'8" x 11'3"
Bedroom 2	3.85m x 3.26m - 12'6" x 10'6"
Bedroom 3	2.66m x 2.32m - 8'7" x 7'6"

Total Internal Area:
82.86 Sq m / 891.9 Sq ft



Ground floor



Apartment 5

First floor

Apartment 5 is an elegant two-bedroom apartment situated on the first floor of the house. The property opens into a spacious hallway which offers a number of large storage cupboards and leads to the two double bedrooms. Both bedrooms have fitted wardrobes and Bedroom One further benefits from a large bay window allowing lots of light into the space. There is a family bathroom off the hallway with a bathtub.

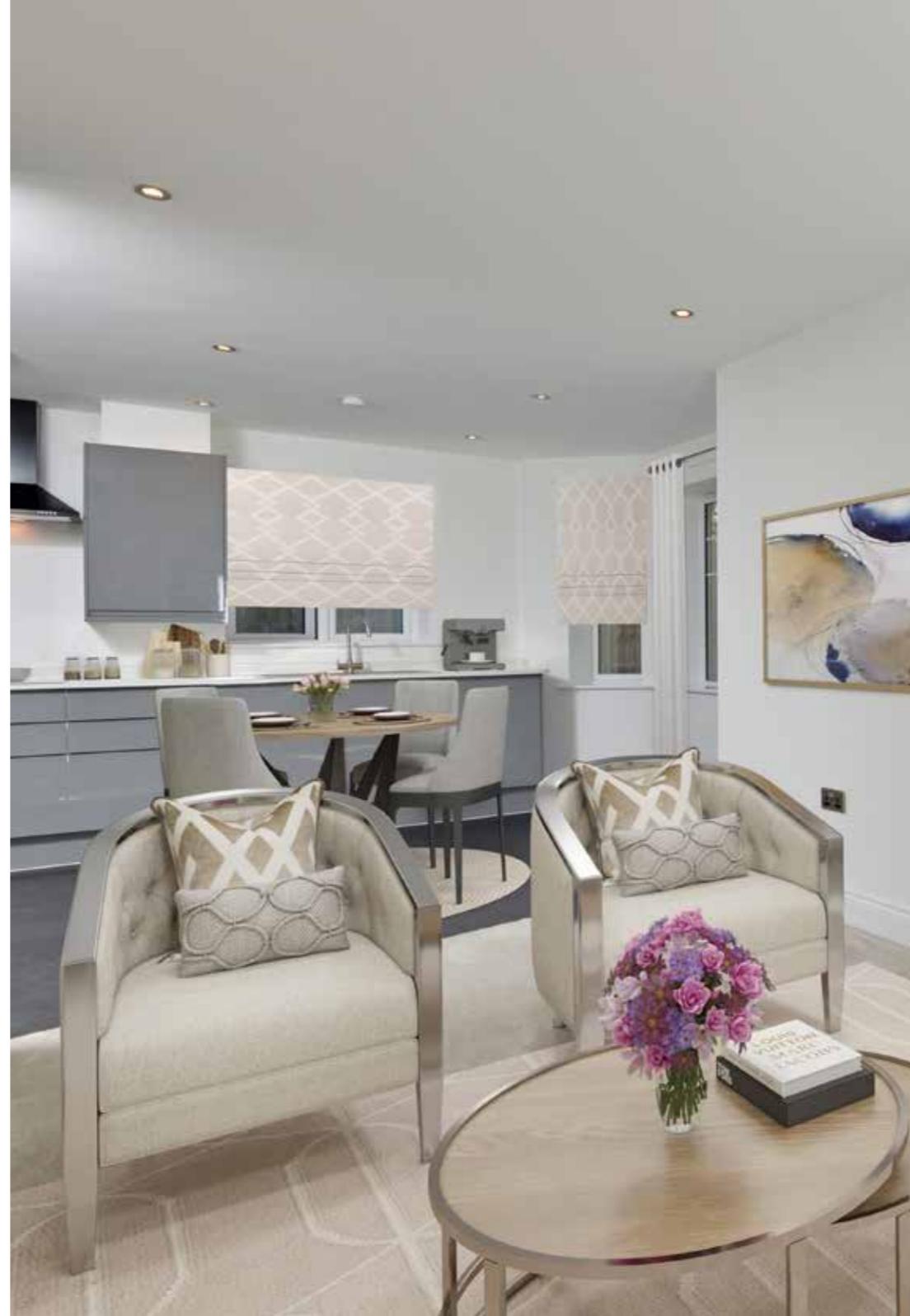
The highlight of this property is the large open plan kitchen, dining and living area, which is incredibly light and bright due to its dual-aspect advantage. The two windows look to the surrounding development with its landscaped gardens and beyond.

Internal Areas

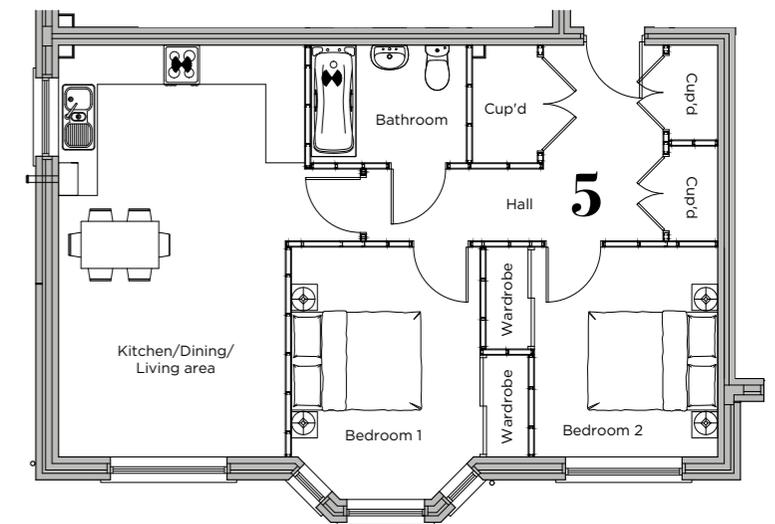
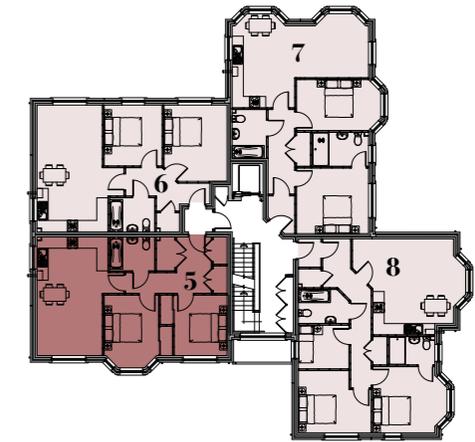
Kitchen/Dining/Living	3.80m x 6.30m - 12'4" x 20'6"
Bedroom 1	3.56m x 3.86m - 11'6" x 12'6"
Bedroom 2	3.48m x 3.21m - 11'4" x 10'5"

Total Internal Area:

64.97 Sq m / 699.3 Sq ft



First floor



Apartment 6

First floor

Perfect for a small family or couple, Apartment 6 is spacious and light. As you enter the property you will find two double bedrooms and a family bathroom. There is a handy storage cupboard in the hall. A beautiful open plan kitchen, dining and living area are designed with two large windows to allow a flow of light into the property.

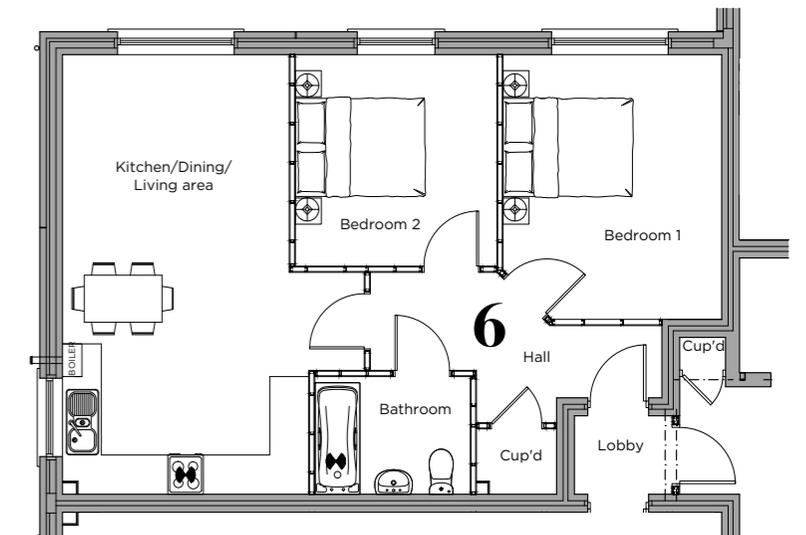
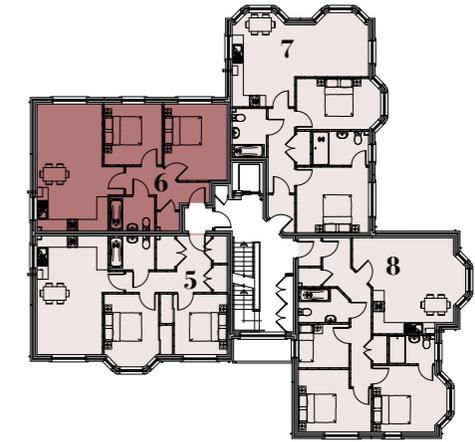
Internal Areas

Kitchen/Dining/Living	3.80m x 6.72m - 12'4" x 22'0"
Bedroom 1	3.37m x 4.05m - 11'0" x 13'2"
Bedroom 2	3.20m x 3.23m - 10'4" x 10'5"

Total Internal Area:
64.41 Sq m / 693.3 Sq ft



First floor



Apartment 7

First floor

The centrepiece of this grand, two-bedroom apartment is the generous open plan kitchen, dining and living area. It benefits from two large feature bay windows which add majesty and character to the space, as well as an expanse of light. The windows look out onto the surrounding development with its landscaped gardens.

There are two good-sized double bedrooms, one of which benefits from another bay window. The master bedroom has a luxurious en-suite bathroom, with a further family bathroom off the hall.

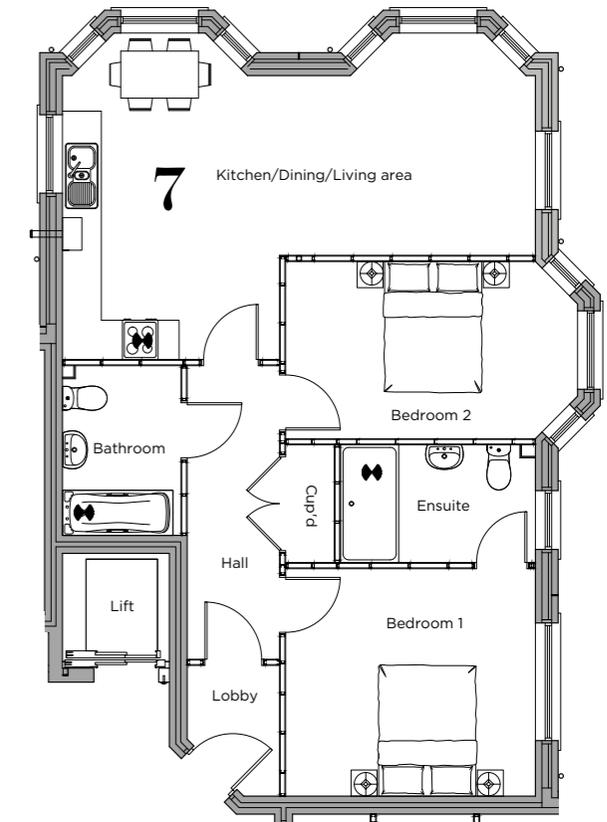
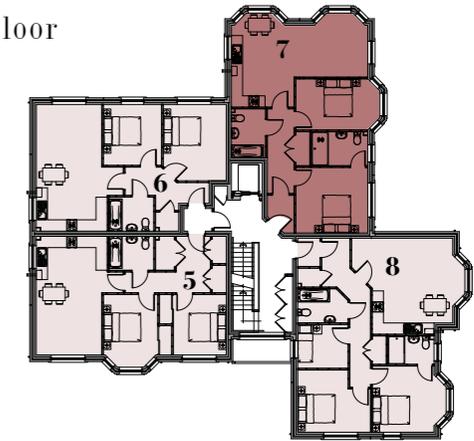
Internal Areas

Kitchen/Dining/Living	7.30m x 4.99m - 23'9" x 16'3"
Bedroom 1	3.85m x 3.48m - 12'6" x 11'4"
Bedroom 2	4.50m x 2.71m - 14'7" x 8'8"

Total Internal Area:
74.86 Sq m / 805.8 Sq ft



First floor



Apartment 8

First floor

Apartment 8 is the largest of the apartments on the first floor and offers a generous three bedrooms. These consist of two double rooms and a single room. The master bedroom showcases a feature bay window as well as an opulent en-suite bathroom. There is also a large family bathroom off the hallway.

The open plan kitchen, dining and living area affords ample space and features a large bay window overlooking the development and its pretty gardens.

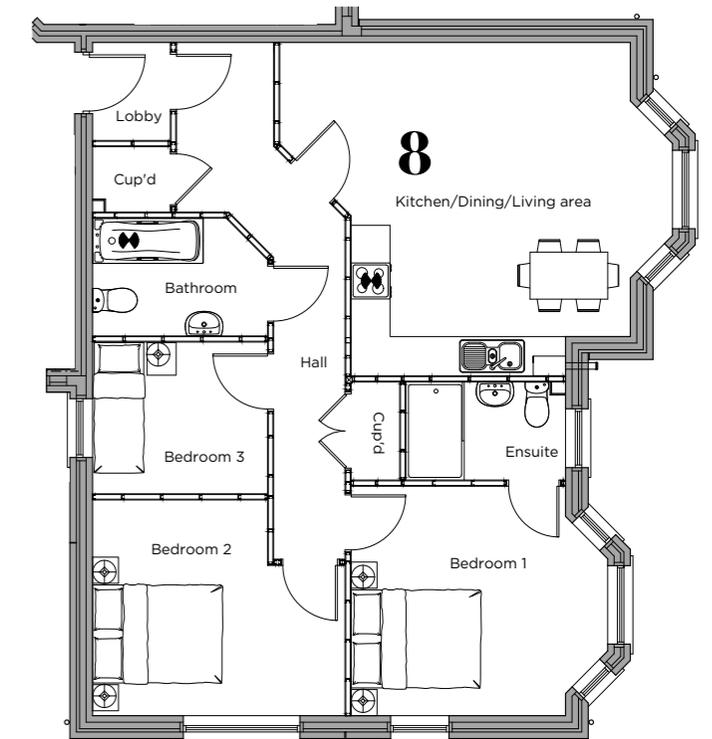
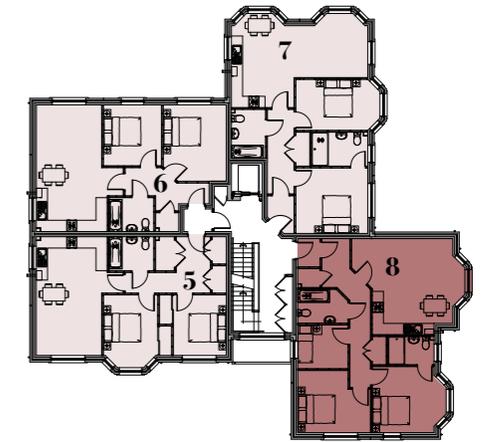
Internal Areas

Kitchen/Dining/Living	5.41m x 5.10m - 17'7" x 16'7"
Bedroom 1	3.96m x 3.51m - 12'9" x 11'5"
Bedroom 2	3.89m x 3.30m - 12'7" x 10'8"
Bedroom 3	2.70m x 2.32m - 8'8" x 7'6"

Total Internal Area:
82.37 Sq m / 886.6 Sq ft



First floor



Apartment 9 - Penthouse

Second floor

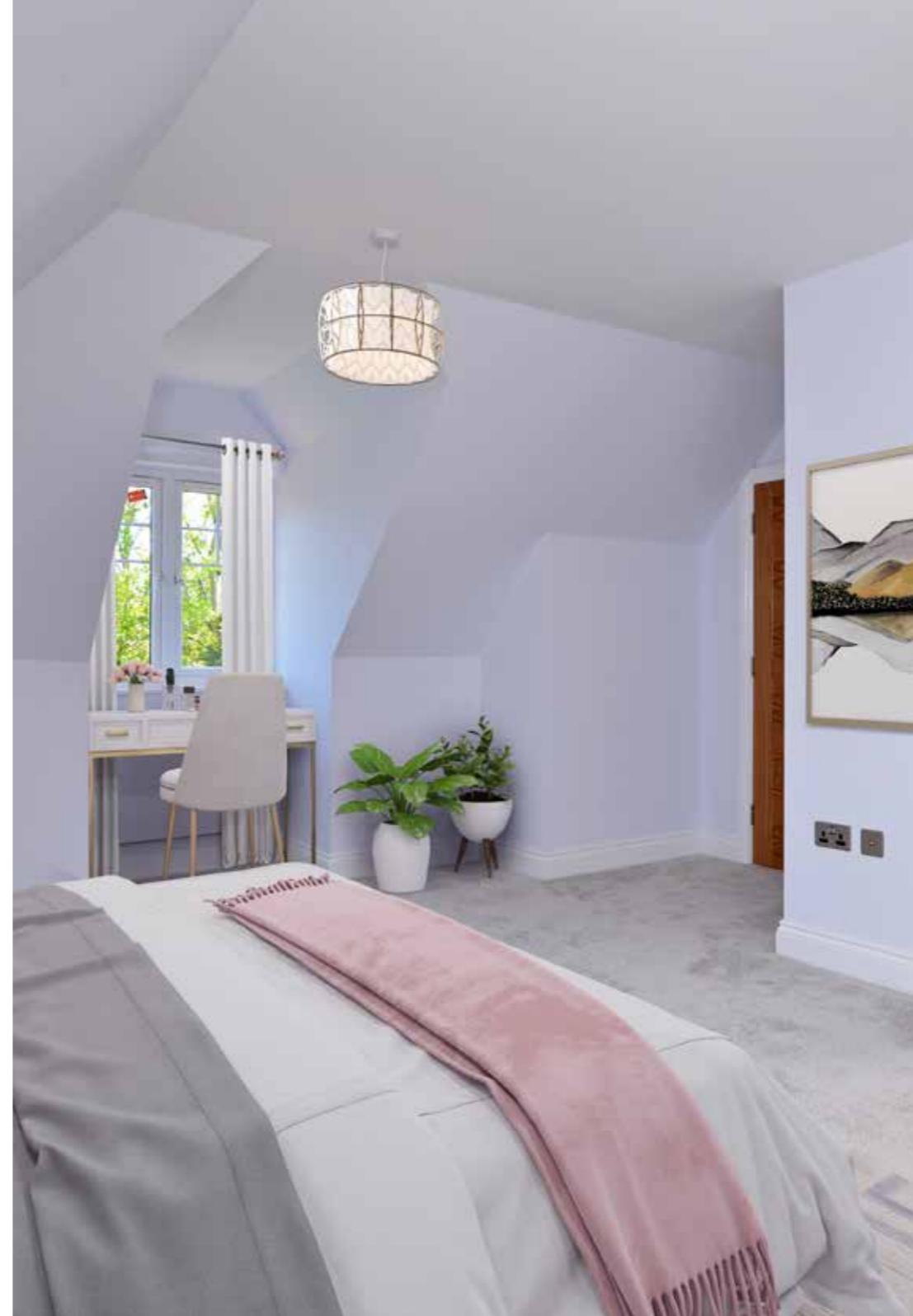
Apartment 9 is the first of two stunning penthouses situated on the second floor of the property, both of which are bright and airy. As you step inside you are welcomed by a wide, spacious hallway that leads to a grand open plan kitchen, dining and living area.

The penthouse offers two double bedrooms, all of which have fitted wardrobes. The master bedroom has its own luxurious en-suite bathroom. There are storage cupboards along the hallway and a family bathroom too.

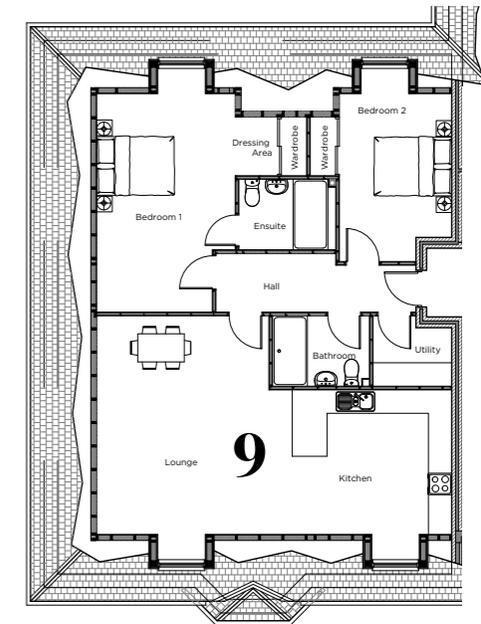
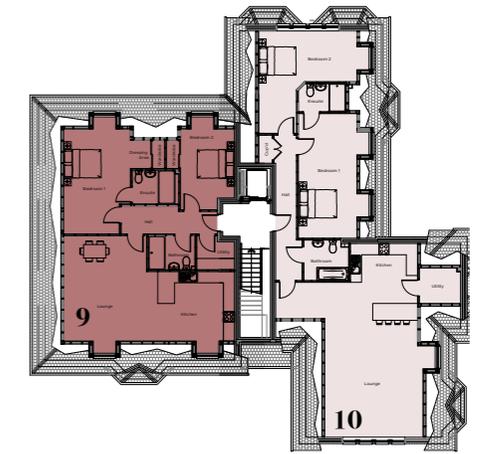
Internal Areas

Kitchen/Dining/Living	9.16m x 5.59m - 30'1" x 18'4"
Bedroom 1	4.66m x 5.59m - 15'3" x 18'4"
Bedroom 2	2.90m x 4.29m - 9.6" x 14.0"

Total Internal Area:
103 Sq m / 1108.6 Sq ft



Second floor



Apartment 10 - Penthouse

Second floor

Apartment 10 is the pièce de résistance of Sarltdown House and a truly spectacular property. It is a splendid two-bedroom apartment filled with light and offering exceptional views of the surrounding area. It boasts a generous open plan kitchen, dining and living area, with a stunning floor-to-ceiling glass panel offering open, picturesque views across to Exmouth town.

The two large double bedrooms are accessible from the wide hallway, as is the family bathroom. The master bedroom has its own opulent en-suite bathroom.

There is also a utility room reached from the kitchen, dining and living area.

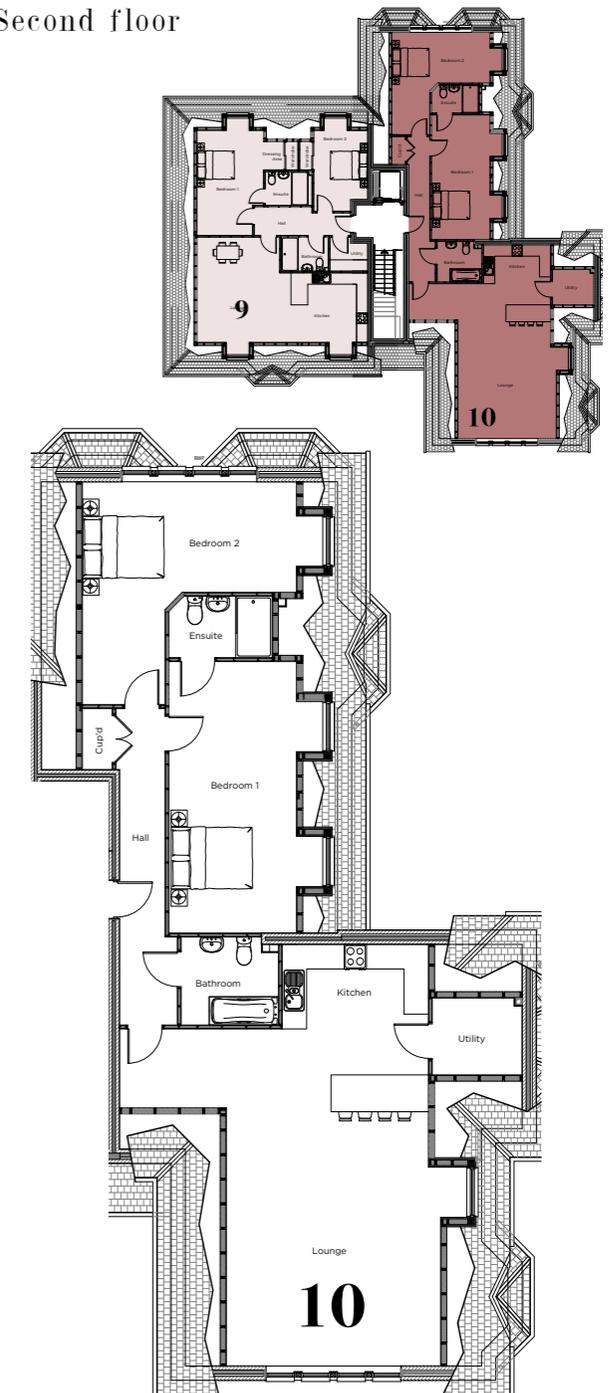
Internal Areas

Kitchen/Dining/Living	7.61m x 10.3m - 24'11" x 33'9"
Bedroom 1	3.14m x 6.63m - 10'3" x 21'9"
Bedroom 2	5.27m x 5.44m (max) - 17'3" x 17'10" (max)

Total Internal Area:
125 Sq m / 1345 Sq ft



Second floor



Directions

From M5 & From A30

Leave the M5 at Junction 30 to join Sidmouth Road. Take the 3rd exit on the roundabout and join the A376, Exmouth Road. Follow the A376 to Exmouth for five miles. Once in Exmouth, slide left onto Gypsy Lane until you reach Exmouth Community College, at the roundabout take the 2nd exit onto Withycombe Village Road. Continue on Withycombe Village Road and take the first exit onto Marpool Hill, continuing on to Claremont Grove. At the end of Claremont Grove, turn left onto Salterton Road. Make your way along Salterton Road until Sarltdown Road appears on your right. Turn into Sarltdown Road and you'll find Sarltdown House situated 200 feet ahead, on your left.



About Towergate Estates

Towergate Estates is an innovative and forward-thinking company with a vision for creating exemplary homes in prestigious city, countryside and coastal locations.

Our developments span traditional luxury residences and contemporary designs to suit all preferences and lifestyles. We are committed to building state-of-the-art homes that are sustainable, excel in design and complement the surrounding environment. We use only the highest-quality building materials and fittings and deliver an outstanding level of craftsmanship in combination with exacting standards of construction.

Our promise to you doesn't end when you move into your dream home. At Towergate Estates we continue our care and service even after completion with these properties benefiting from an insurance-backed six-year architects warranty by way of Architects Certification.







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