

Apartment 3, Lee Bay Gardens

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, Lee Bay,, EX34 8LR

Coastal Location Woolacombe 5 miles Barnstaple 14 miles

A stylish ground floor apartment featuring a comfortable double bedroom, open-plan kitchen, dining, and living area, a bathroom, and a private terrace for enjoying the outdoors

- SHOW HOME OPEN BY APPOINTMENT ONLY!
- Open Plan Kitchen/Dining/Living Room
- Allocated Parking
- Ground Source Underfloor Heating
- Share of Freehold with Service Charge.
- 1 Bedroom Ground Floor Apartment
- Private Terrace
- Coastal Location
- EPC & Council Tax Bands TBC

Guide Price £380,000

SITUATION

Lee is a picturesque coastal village on North Devon's dramatic coastline, home to a charming church, village hall, gallery and gift shop, and the welcoming Grampus pub. The beach and bay are just a short stroll away, with countless scenic walks beginning right in the village. Nearby, Woolacombe boasts its famous three-mile stretch of golden sand, while Exmoor's rugged coastline and wild moorland are within easy reach. Barnstaple, is around a 30-minute drive, offering rail connections to London and access to the M5 via the A361.

THE DEVELOPMENT

Lee Bay is a stunning coastal collection of sixteen 1, 2 & 3 bedroom apartments and duplexes, three 4 bedroom houses and a 4 bedroom bungalow. These beautiful homes have been designed to offer exceptional living, featuring high quality specification and easy access to the beach. Both the houses and apartments will enjoy access to beautiful, large communal landscaped gardens. The National Trust have also acquired land adjacent to the scheme with plans to reinstate a National Trust car park with facilities built to enhance the village for residents and visitors.







DESCRIPTION

Apartment 3 at Lee Bay is a beautifully appointed one-bedroom ground floor apartment, designed for effortless modern living. The spacious open-plan kitchen, dining and living area is flooded with natural light and opens directly onto a private terrace through full-height glazed doors, creating a seamless connection to the peaceful communal gardens and surrounding green space. The terrace is also accessible from the bedroom, enhancing the sense of indoor-outdoor living. Inside, the apartment features a sleek contemporary bathroom, a separate utility room providing valuable additional storage, and a fully fitted kitchen with integrated appliances.

Comfort and efficiency are prioritised with underfloor heating and a ground source heat pump supplying heating and hot water. Completing the home is allocated parking, making this thoughtfully designed apartment an ideal coastal retreat.

SPECIFICATION

- A range of Integrated Appliances
- Flooring throughout
- White Sanitary Ware
- Thermostatic Shower
- Heated Towel Rail in bathroom and en-suite
- Ground Source Heating
- Underfloor heating throughout

OTHER CONSIDERATIONS

Service Charge payable.
Build Completion Anticipated Summer/Autumn 2026.
The internal photos are to show the internal finish only and are taken from a similar property. Some photos have been created using CGI.

DIRECTIONS

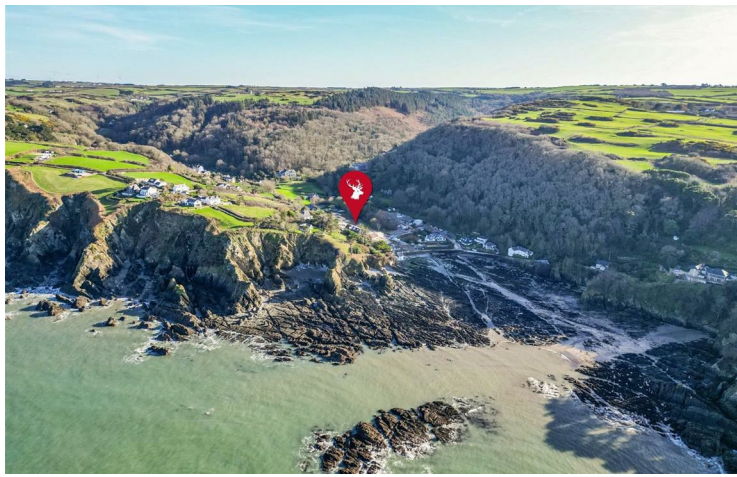
At the Mullacott Cross roundabout, take the Woolacombe/Mortehoe turning. After approximately 1½ miles look out for a fairly inconspicuous turning to the right, where there is a sign for ‘Lee/Lincombe’. Continue down this lane, at the next junction turn left toward Lee village. Proceed into the village, passing the church on your left and carry on as if you are heading for the beach. Shortly before the beach is the site of the former Lee Bay Hotel, where the development is under construction.

VIEWINGS

Strictly by appointment through the sole local agents, Stags Barnstaple office 01271322833 / barnstaple@stags.co.uk



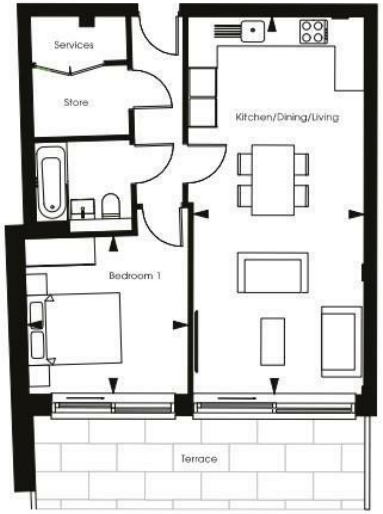




APARTMENT 3 - One Bedroom

Ground Floor





Kitchen/Dining/Living
8.1m x 3.7m 26' 7" x 12' 2"

Bedroom
3.5m x 3.4m 11' 6" x 11' 2"

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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