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**Jubilee Lodge, The Underfleet, Seaton, Devon**

**£225,000 Leasehold**



## PROPERTY DESCRIPTION

An appealing and spacious two bedroomed apartment, in a sought after retirement complex, within easy walking distance to the shops, cafe's, beach and sea front.

The light, bright and well-presented accommodation briefly comprises; entrance hall, an excellent sized living/ dining room with the benefit of a balcony, fitted kitchen, a shower room, a separate WC and two double bedrooms, both benefiting from built in wardrobes.

The complex offers a duty house manager, 24 hr emergency assistance, communal lounge, kitchen, guest suite, laundry room and parking.

## FEATURES

- No Onward Chain
- Two Double Bedrooms
- Shower Room and Separate WC
- Excellent Sized Living/ Dining Room
- Fitted Kitchen
- Super Balcony
- Light and Bright
- Spacious and Well Presented
- Close to Town Centre, Beach and Sea Front
- EPC Rating C





## ROOM DESCRIPTIONS

### Tenure and Charges

Leasehold – We are advised that there are approximately 97 years remaining on the lease.

### Charges -

Ground rent is approximately £787.45 per annum.

Service charge is approximately £3,587.66 per annum.

We understand the charges include: building insurance, garden maintenance, use and maintenance of the communal areas including the laundry room, water, emergency care line, window cleaning and duty manager. We further understand that use of the guest suite is at a small extra charge per night.

### Jubilee Lodge

Jubilee Lodge is a delightful and popular development of 46 one and two bedroomed apartments, located at the heart of Seaton's town centre with Seaton's beautiful sea front and beach only a stone's throw away.

The apartments at Jubilee Lodge benefit from electric heating, double glazed windows, an emergency care line system and a secure entry system. All owners can make full use of the communal areas, including the communal lounge and the laundry area and events are regularly organised including coffee mornings.

Jubilee Lodge requires at least one apartment occupant to be over the age of 60 with any second occupant over the age of 55.

### The Apartment -

The building is accessed from the communal car park, with secure doors giving access to the communal lounge. The apartment is ground floor, with a door into a spacious entrance hall with wall mounted electric heater and doors to the spacious living/ dining room, both double bedrooms, shower room, separate WC and an airing cupboard.

### Living/ Dining room

Triple aspect with windows to front side and rear, with doors opening up to an excellent size balcony. Coved ceiling. Two electric wall mounted heaters. Door to:-

### Kitchen

Window to front with views of the town and the hills the surrounding the Axe Valley. Coved ceiling. The kitchen has been principally fitted to three sides with a range of matching wall and base units. U shaped run of work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap and cupboards beneath, including space and plumbing for dishwasher and built-in fridge. Inset four ring induction hob with extraction above and further cupboards and drawers beneath, including built in freezer. Full height unit incorporating built in oven.

### Bedroom One

Window side. Coved ceiling. Electric wall mounted heater. Double sliding mirrored doors into wardrobe.

### Bedroom Two

Window to side. Coved ceiling. Electric wall mounted heater. Double sliding mirrored doors into wardrobe.

### Shower Room

White suite comprising; vanity style wash hand basin with chrome taps and cupboards beneath, close coupled WC with co-ordinating seat. Excellent size shower cubicle with sliding doors. Electric heated ladder style towel rail.

### Separate WC

White suite comprising; close coupled WC with co-ordinating seat and vanity style wash hand basin with chrome taps and cupboards beneath.

### Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,221.61

### Seaton

The seaside town of Seaton is located where the River Axe in East Devon meets the English Channel. Seaton lies in Lyme Bay between the white chalk Haven Cliff and the limestone cliffs of Beer. A delightful mile long pebble beach runs in front of the Esplanade with another, more secluded beach going past Axmouth Harbour and the undercliffs towards Lyme Regis. The outstanding Jurassic Coast has UNESCO World Heritage status.

The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton Wetlands and Seaton Tramway. The pedestrian town centre offers safe, traffic free shopping with a range of shops, supermarkets and independent retailers. This area is designated an Area of Outstanding Natural Beauty.

### Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

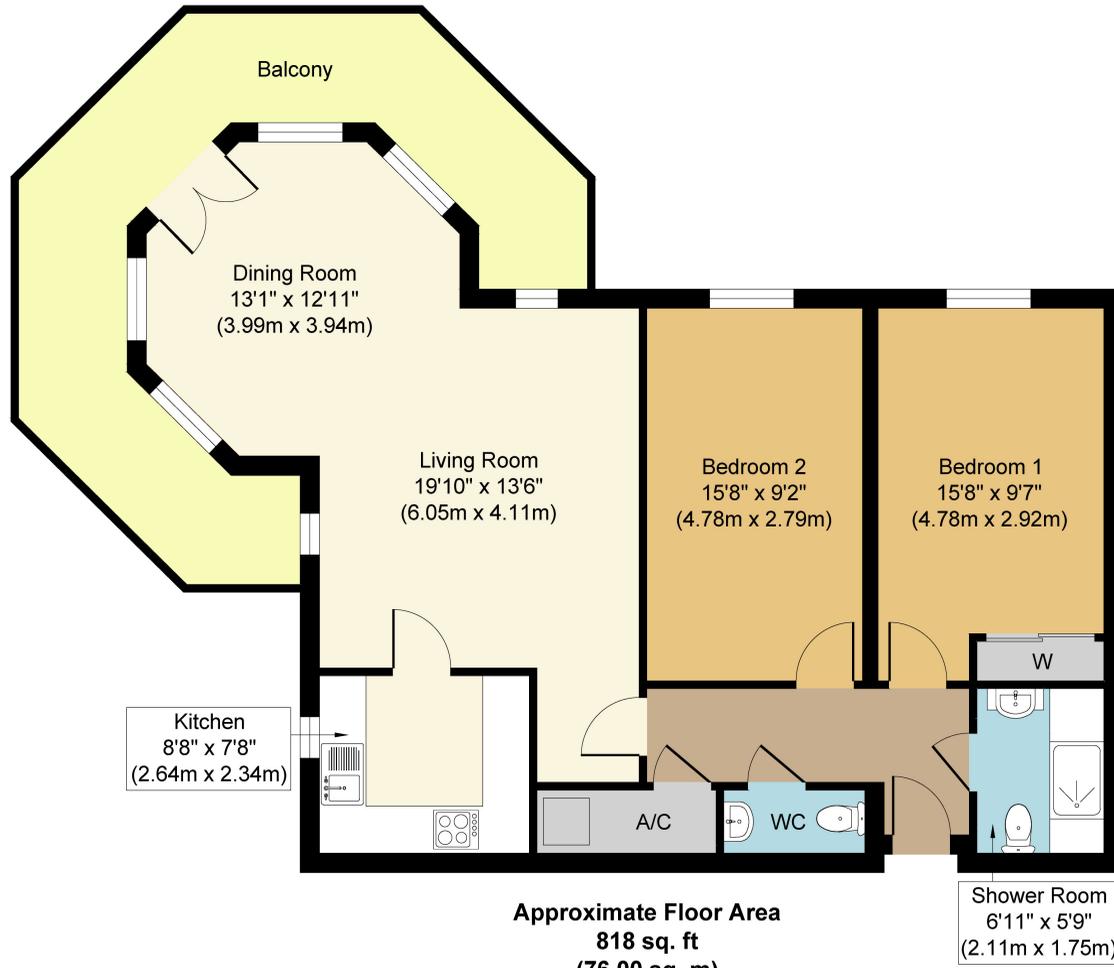
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195





**Approx. Gross Internal Floor Area 818 sq. ft / 76.00 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		79	81
England, Scotland & Wales			
EU Directive 2002/91/EC			