





PROPERTY DESCRIPTION

A well-presented and spacious first floor one bedroom apartment, in a fantastic position, close to the town centre, sea front, beach, shops, restaurants and amenities, with the benefit of a balcony and allocated parking.

The bright and light accommodation briefly comprises; a well presented living/dining room with feature fireplace and an excellent sized south facing bay window. The living /dining room is L shaped and has French doors that open to a small south facing balcony. The entrance hall has two good sized storage cupboards and the kitchen/breakfast room has been re-fitted with new doors to the units and features a range of quality appliances. The apartment also has stylishly fitted shower room and a good sized double bedroom.

Outside, the property is approached over a terraced garden, with a door to the communal hallway and stairs giving access to the first floor. At the rear, there is an allocated parking space for one vehicle, but the turning area could provide parking for two smaller cars if required.

This well presented apartment comes to the market with no onward chain and would make an ideal first home, second home or buy to let investment opportunity.



FEATURES

- No Onward Chain
- Good Sized Double Bedroom
- First Floor Apartment
- Close to Beach and Sea Front
- Close To Town Centre, Shops and Restaurants
- Kitchen/ Breakfast Room
- EPC Rating C
- Living Room With Balcony
- Allocated Parking
- Council Tax Band A





ROOM DESCRIPTIONS

Tenure and Charges

We are advised that the apartment has a 999 year lease from 19th April 2001.

We have also been advised that there is a monthly service charge of £50, this includes the cost for buildings insurance.

The Property

The apartment has the usual attributes of double glazed windows and gas fired central heating, and the building has recently had all the gutters and down pipes replaced.

The Apartment

The property is approached over a terraced garden, with a door to the communal hallway and stairs giving access to the first floor.

Entrance Hall

Window to side. Coved ceiling. Radiator. Doors to two good sized storage cupboards.

Doors off to: -

Living/ Dining Room (L Shaped)

Bay window to front. Coved ceiling. Feature fireplace. French doors to balcony. Radiator.

Kitchen/ Breakfast Room

Window to rear. Coved ceiling. Radiator. The kitchen has been stylishly fitted to two sides with a range of matching wall and base units. L shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap and cupboards beneath including space and plumbing for washing machine and built in dishwasher. Inset four ring gas hob with extraction over and built in oven beneath. Built in fridge freezer. Wall mounted Worcester gas fired boiler for central heating and hot water.

Double Bedroom

Window to rear. Coved ceiling. Radiator.

Shower Room

The shower room has been stylishly fitted with a white suite, comprising: vanity style wash hand basin with chrome mixer tap and cupboards beneath including built in WC alongside. Excellent sized walk in shower with a glazed door. Full tiling to walls. Chrome ladder style towel rail.

Outside

To the rear of the property, there is an allocated parking space for one vehicle, but the turning area could provide parking for two smaller cars if required.

Council Tax

East Devon District Council; Tax Band A - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,666.21.

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

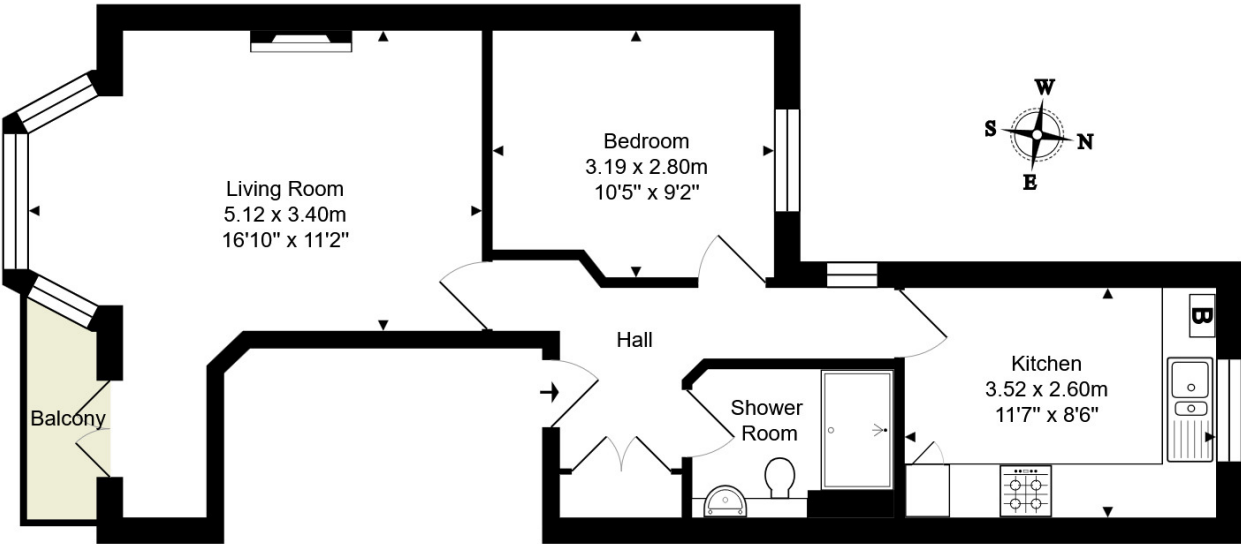
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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



Total Area: 47.4 m² ... 510 ft² (excluding balcony)

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	75	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	75	76
D		
(39-54)		
E		
(21-38)	75	76
F		
(1-20)	75	76
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		