



1, Westcliffe Terrace, Seaton, Devon EX12 2PP

£169,950 Leasehold



PROPERTY DESCRIPTION

A lovely one double bedroom, basement apartment located in an impressive Grade II listed Regency style terrace, located in an excellent position for the town centre, beach, sea front, restaurant and cafe's. Dating from 1837 with colour washed rendered elevations under a slate roof, the property is beautifully presented throughout and benefits from good sized courtyard style gardens to the front and rear.

The bright and spacious accommodation briefly comprises; entrance hall, living room, stylishly fitted kitchen with breakfast bar, large double bedroom and a stylishly fitted shower room. Outside, the beach is within a short distance over the public coastal footpath through Cliff Field Gardens and the town amenities and shops are around 500 yards away.

FEATURES

- No Chain
- One Double Bedroom
- Front Courtyard Style Garden
- Council Tax Band A
- Kitchen/ Breakfast Room
- Stylishly Fitted Shower Room
- Rear Courtyard Style Garden
- Beautifully Presented Throughout
- EPC Rating D
- Living Room With Patio Doors To Private Front Courtyard





ROOM DESCRIPTIONS

Tenure and Charges

We are advised that the lease has 157 years remaining. We are further advised that the lease does not permit holiday letting and that pets require permission from the freeholder.

Charges -

Service charge: £100 per month - We are advised that the service charge includes the cost for buildings insurance.

Ground Rent: £148 per annum.

The Apartment -

The apartment is approached via external metal stairs, to a private front courtyard garden, which provides a lovely seating area and gives access to the entrance hall via the front door or the living room via patio doors.

The entrance porch is a good size and leads through to the living room, which is a lovely and light reception room and benefits from the patio doors giving access to the front courtyard garden, which is gravelled.

From the living room, a door leads to the: -

Kitchen/ Breakfast Room and Double Bedroom

From the kitchen, there is a door which provides access to the double bedroom, which has built in wardrobes and a window which gives views of the rear courtyard garden.

From the kitchen, there is access into a store room, which could also be used as a study if required.

The kitchen is stylishly fitted with a range of matching wall and base units, including a wall mounted Ideal boiler for gas fired central heating and hot water, a built in fridge and benefits from a breakfast bar.

Rear Kitchen/ Utility Room

At the rear of the kitchen, there is a useful room, which is fitted to two sides and has stylishly fitted units which match the kitchen/ breakfast room.

On one side, there are further kitchen cupboards, with inset four ring induction hob with drawers beneath an extraction above, together with a full height unit which incorporates a built in oven and built in microwave.

On the other side, there is a further run of work surface, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including built in slim line dishwasher.

Shower Room

From the rear kitchen/ utility room, there is a door which leads through to the stylishly fitted shower room, which has a low level flush WC, a wall mounted wash hand basin with chrome taps and cupboards beneath, together with an excellent sized walk in shower.



Rear Courtyard

The rear courtyard benefits from two good sized outbuildings, with one having space and plumbing for a washing machine, together with space for a freestanding fridge freezer.

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



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
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(65-80)	C	77
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		