





## PROPERTY DESCRIPTION

A well presented two bedroomed first floor apartment, located in a historic building on the seafront and close to the town centre amenities, shops, restaurants and cafe's with Seaton's beautiful beach only a stones throw away. Originally built in 1806 as The Mansion House, the building was converted to twenty apartments in the 1990's and has the benefit of gas fired central heating and double glazed windows. The building has colour washed rendered elevations under a slate roof and the entrance hall has a range of fine period features including, a superb staircase that rises to the first floor giving access to the apartment. There is also the benefit of a lift.

The spacious accommodation briefly comprises; entrance hall, living room, a fitted kitchen, two double bedrooms and a bathroom. The apartment comes to the market with no onward chain and would make ad ideal main home, second home or buy to let investment.

## FEATURES

- No Onward Chain
- First Floor Apartment
- Two Bedrooms
- Galley Style Kitchen
- Council Tax Band B
- Close To Sea Front and Beach
- Close To Town Centre, Shops and Restaurants
- Living Room
- EPc Rating C







## ROOM DESCRIPTIONS

### Tenure & Charges

Leasehold - 125 years from August 1996 (approximately 95 years remaining).

Ground rent is £50 per annum. Maintenance/service charges are £125 per month.

Please note; there are restrictions on the lease that states that holiday letting and pets are not permitted.

### The Property: -

Panel front door into entrance hall. Security entry phone system. Coved ceiling. Hatch to roof space. Radiator. Doors off to:-

### Living Room

Dual aspect, with windows to the side and rear. Coved ceiling. Two radiators.

### Kitchen

Window to rear. Coved ceiling. Radiator. The galley style kitchen has principally been fitted to one side, with a range of wall and base units with a built in fridge freezer, built in four ring gas hob with oven beneath and space and plumbing for washing machine. Wall mounted Worcester gas fired boiler for central heating and hot water.

### Two Double Bedrooms

Both with windows to the side, coved ceiling and radiators.

### Bathroom

Coved ceiling. Radiator. The bathroom is fitted with a white suite, comprising; panel bath with taps, a shower attachment over and a bi-folding screen. Pedestal wash hand basin. Low level flush WC. Door to airing cupboard.

### Outside

The property is approached from Harbour Road, with entrance doors into the communal entrance hall. This very spacious entrance hall leads through to a seating area and the staircase hall with fine wide period staircase rising to the first floor and top lit landing. The building also benefits from a lift.

### Council Tax

East Devon District Council; Tax Band B - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,943.92

### 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.

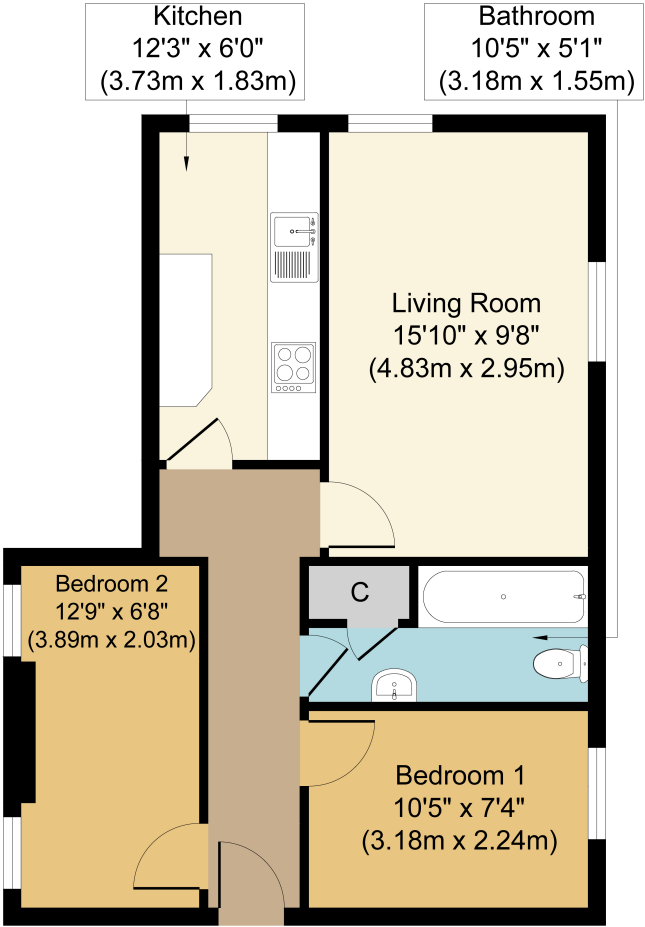
### Disclaimer

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



Approximate Floor Area  
529 sq. ft  
(49.20 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.

Copyright V360 Ltd 2025 | www.houseviz.com

