





PROPERTY DESCRIPTION

An appealing and well presented second floor apartment, in a fantastic position, close to the town centre and sea front, beach, shops, restaurants and amenities. The apartment benefits from parking, a balcony, pleasing outward views, and a 10 year NHBC warrants, with 8 years remaining.

The spacious accommodation comprises; open plan living/ dining room with a stylishly fitted kitchen and a balcony, two good sized bedrooms, and a stylishly fitted bathroom.

This apartment is sold with no onward chain and would make an ideal first purchase, 'lock up and leave' holiday home, family home or buy to let investment opportunity.



FEATURES

- No Onward Chain
- Close to Beach and Sea Front
- New Build 2023
- Two Bedrooms
- Well Presented, Bright and Spacious
- Stylishly Fitted Open Plan Kitchen/ Living/ Dining Room
- Close To Town Centre, Shops and Restaurants
- Allocated Parking Space and Balcony
- 999 Year Lease From 2023
- EPC Rating B





ROOM DESCRIPTIONS

Tenure and Charges

We are advised that the apartment has a 999 year lease, dated from 2023.

Charges to be confirmed.

The Apartment: -

Front door into: -

Hallway

Window to rear. Radiator. Doors to two separate cupboards. Hatch to roof space (not to be used). Doors off to both double bedrooms, the bathroom and the open plan living/ dining room and fitted kitchen.

Living Dining Kitchen (Open Plan)

Window to rear offering pleasing views. The kitchen has been stylishly fitted to three sides, with a range of matching wall and base units. U shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine. Inset four ring gas hob, with built in oven beneath and extraction over. Wall mounted Ideal gas fired boiler for central heating and hot water. Full height unit incorporating built in fridge freezer.

Living/ Dining Room

Double doors to front, giving access to the balcony, and providing lovely outward views. Two Radiators.

Bedroom One

Window to front. Radiator. Double doors to built in wardrobe with hanging rail and shelf.

Bedroom Two

Window to front. Radiator.

Bathroom

Obscure glazed window to rear. The bathroom has been stylishly fitted with a white suite, comprising; WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap. Panel bath with shower attachment over, and glazed shower screen. Feature wall with attractive tiling.

Outside

The property can be approached via the rear, over a tarmac parking area, with one allocated (numbered) parking space. The tarmac parking area, has a paved path leading the rear door and the communal area.

Alternatively, the property can be accessed via the front, there is on street parking available, with a paved path leading to the front door to the building, providing access to the communal area.

Communal area: Easy rising stairs lead to the second floor, and the apartment door. The communal hallway is bright and spacious.

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

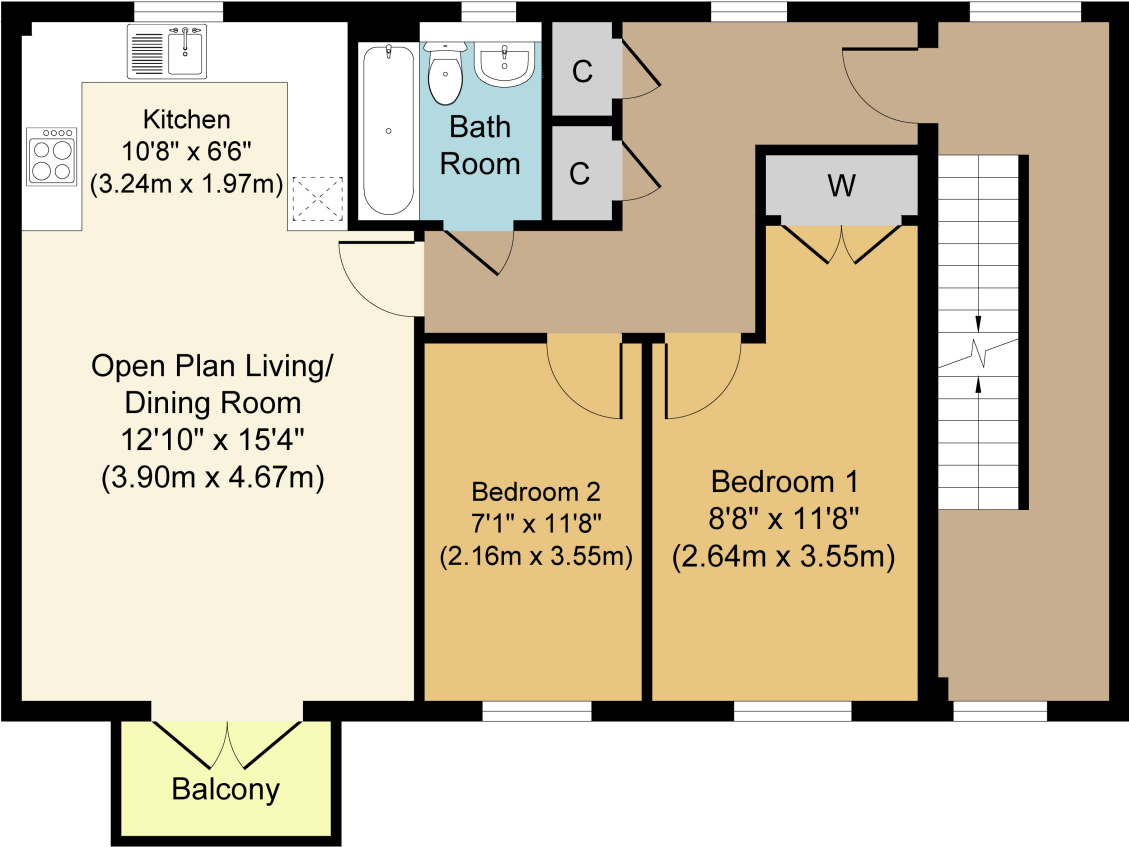
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have 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
646 sq. ft
(60.00 sq. m)

Approx. Gross Internal Floor Area 646 sq. ft / 60.00 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	