





PROPERTY DESCRIPTION

No Chain An extremely light and bright first floor apartment, close to the town centre, beach, sea front, and amenities. The apartment benefits from stunning sea views, a large living/ dining room, two bedrooms, and superb period features including high ceilings.

The well presented accommodation briefly comprises; entrance lobby, living/ dining room, kitchen, an excellent sized double bedroom, a single bedroom/ study, and a large family bathroom.

The property comes to the market chain free, and would make an ideal main residence, second home, holiday home, or buy to let investment.



FEATURES

- No Chain
- Two Bedroom Apartment
- Spacious and Bright
- Sitting Room
- First Floor Apartment
- Stunning Sea Views
- Kitchen
- Ideal holiday home/let
- Possible Investment Purchase
- EPC Rating D





ROOM DESCRIPTIONS

The Property:
Front door into: -

Entrance Lobby
Radiator. Door to cupboard.

Door to: -

Sitting Room/ Dining Room
Two windows to front, with stunning sea and coastal views. Radiator.

Archway through to: -

Kitchen
Window to side, benefiting from superb sea and coastal views. The kitchen has been principally fitted to sides, with a matching range of wall and base units. On one side of the kitchen, is a run of work surface, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine, and space and plumbing for dishwasher.

On the other side of the kitchen, is a further short run of work surface, with inset four ring gas hob with cupboards above and below, including under counter space for fridge. Full height unit incorporating built in oven, with cupboards above and below.

Wall mounted gas fired boiler for central heating and hot water.

Returning to entrance hall, doors off to: -

Bedroom One
Window to side, benefiting from superb sea and coastal views. Radiator.

Bedroom Two / Study
Window to side, benefiting from superb sea and coastal views. Radiator.

Bathroom
White suite comprising; panel bath with chrome taps, shower attachment over and bi-folding screen, close coupled WC with co-ordinating seat and pedestal wash hand basin with chrome taps.

Outside
The property is approached via Highcliffe Close, with steps leading up to the buildings front door.
The apartment is accessed through a communal entrance hall.

Tenure and Charges
We are advised that the property is a leasehold, with a 999 year lease commencing from 25th March 1985.

Charges:
Service Charge: Approx £400 each quarter.

Council Tax
East Devon District Council; Tax Band A - Payable 2023/24: £1,520.24 per annum.

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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

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.

Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			