



PROPERTY DESCRIPTION

An appealing and well-presented two bedroomed ground floor apartment, located in the former Seaton Beach Hotel on the Esplanade, in an excellent position with stunning sea views across Lyme Bay and towards Beer Cliff, with the benefit of a courtyard garden, one allocated parking space and character features including high ceilings.

Originally built in 1806, the building was converted to twenty apartments in the 1990's and has the usual attributes 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 and the benefit of a lift. Offering exceptionally high ceilings and natural light the accommodation briefly comprises; living/ dining room, fitted kitchen, two double bedrooms, one benefiting from an en-suite WC, and a separate bathroom, which benefits from a full suite, including both a bath and an excellent sized shower.

This lovely apartment comes to the market with no onward chain and would make an ideal main home, holiday home or buy to let investment.



FEATURES

- No Onward Chain
- Ground Floor Apartment
- Two Bedrooms
- Character Features
- Courtyard Style Garden
- Close to Town Centre, Beach and Sea Front
- En-suite WC
- One Allocated Parking Space
- Well Presented, Bright and Spacious
- EPC Rating C





ROOM DESCRIPTIONS

Tenure and Charges

Leasehold - 125 years from November 1997 (approximately 96 years remaining).

Charges:

Service Charge: £125 monthly (£1,500 per annum)

Ground Rent: £50 per annum.

Outside

The property is approached from Harbour Road into the entrance forecourt, where there is an allocated parking space and the communal entrance doors into the communal entrance hall. This very spacious entrance hall leads through a seating area and the apartments front door.

The Apartment: -

The panel front door leads into the excellent sized living/dining room, which benefits from sea views, high ceilings, a feature fireplace and a door providing access to the courtyard style front garden.

Door to: -

Kitchen

The kitchen has been fitted to three sides with a range of matching wall and base units with oak fronted door and drawer fronts with co-ordinating handles. U shaped run of work surface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards and drawers beneath including space and plumbing for washing machine. Inset four ring gas hob with extraction over and cupboards beneath including space for under counter fridge. Full height unit incorporating built in oven. Wall mounted Worcester gas fired boiler for central heating and hot water.

Returning to Living/ Dining Room

A door provides access to a rear hallway, where there are doors off to the bedrooms and bathroom.

Two Double Bedrooms

The apartment benefits from two double bedrooms, with the principal suite having lovely sea views and an en-suite WC, which is fitted with a white suite, comprising: low level flush WC with co-ordinating seat and pedestal wash hand basin.

The second bedroom benefiting from a built in cupboard.

Bathroom

The bathroom is fitted with a full suite, comprising: close coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and cupboards beneath. Panel bath with chrome taps and handrails and an excellent sized shower cubicle.

Courtyard Style Garden

The courtyard garden can be accessed from the living room and offers a delightful setting for alfresco dining with a good sized patio area which takes advantage of the lovely sea views.



Council Tax

East Devon District Council; Tax Band D - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,499.31

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

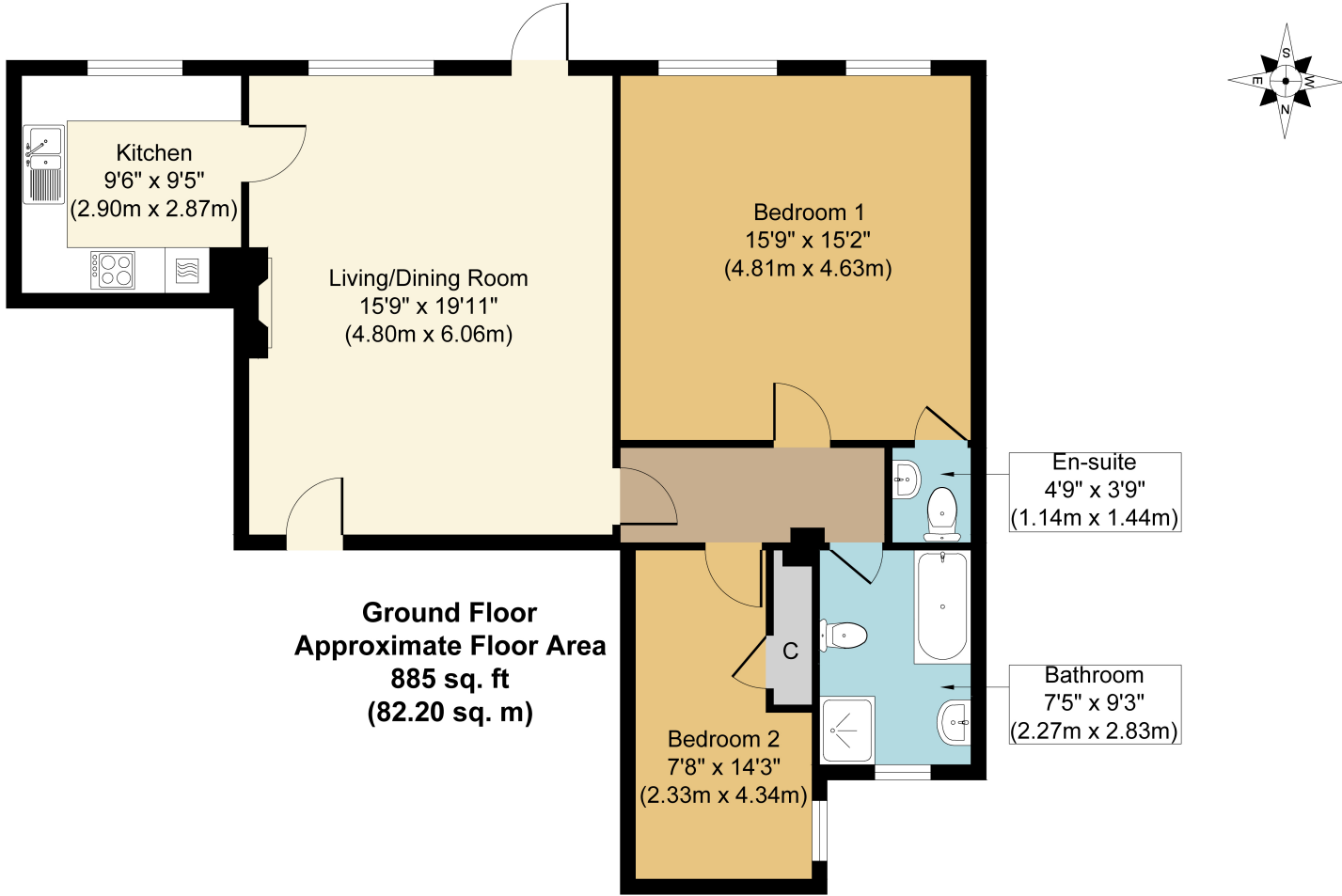
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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



Ground Floor
Approximate Floor Area
885 sq. ft
(82.20 sq. m)

Approx. Gross Internal Floor Area 885 sq. ft / 82.20 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(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		