



**John
Wood
& Co**

**Coast &
Country since 1977**

Norcombe Court, Esplanade, Seaton

£195,000 Leasehold Share of Freehold



PROPERTY DESCRIPTION

In an excellent town centre location, and offered with no onward chain, this beautifully presented two bedroomed apartment is close to all amenities, beach and the seafront with the added benefit of an allocated parking space.

Purpose built with rendered elevations under a slate roof the property benefits from double glazed windows and electric heating. The accommodation comprises; entrance hall, open plan living/ dining room kitchen, two double bedrooms, and a bathroom.

This apartment comes to the market with no onward chain, and would make an ideal purchase for first time buyers, or buy to let investors, but would also make an ideal 'lock up and leave' second home.

FEATURES

- No Onward Chain
- Two Bedrooms
- Ground Floor Apartment
- Close to Town Centre, Cafe's and Restaurants
- Bright and Light Accommodation
- Sea Front & Beach within A Stones Throw
- Well Presented and Spacious
- Open Plan Living Dining Kitchen
- 999 Year Lease From 1990
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

This apartment can be accessed via the Esplanade, which is on the sea front, accessing the building that way, makes this apartment ground floor. Alternatively, the apartment can be accessed via Harbour Road at the rear of the apartment building, with one allocated parking space. Accessing the property this way, puts the apartment on the first floor.

Norcombe Court is purpose built, and benefits from lifts as well as stairs.

Tenure and Charges

We are advised that the lease length is 999 years from 1990, with the benefit of a share of the freehold.

Charges: -

Service charge: Approx. £750 charged twice yearly.

Ground Rent: N/A.

Water: Approx. £50 charged twice yearly.

Restrictions:

It is stated within the lease, that holiday lets are NOT permitted.

The Apartment:

A spacious entrance hall, provides access to a coats cupboard and an airing cupboard, which has slatted shelves, and houses the water tank.

From the entrance hall, doors provide access to the bathroom, both bedrooms and the open plan living room and kitchen area.

Living Dining Kitchen (Open Plan)

Sliding door to rear, offering views out towards Haven Cliff and views of the parking area, with the benefit of a Juliet balcony.

The kitchen area, has a stylishly fitted range of wall and base units, with a run of work surface with inset stainless steel sink and drainer with chrome mixer tap, with cupboards and drawers beneath. Inset space for cooker with extraction over. Under counter space and plumbing for washing machine and dishwasher. Space for free standing fridge freezer.

Two Bedrooms

Both bedrooms are good sized doubles, with windows to the rear.

Bathrooms

Fitted with a white suite, comprising: panel bath with chrome taps, a Mira sport electric shower over, and a glazed screen, WC with co-ordinating seat and a pedestal wash hand basin with chrome taps.

Norcombe Court

The building has plans for all Juliet balconies to be replaced, and the front canopy (sea front side) to be replaced in the Spring of 2025.

Council Tax

East Devon District Council; Tax Band B - Payable 2023/24: £1,858.32 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.

Disclaimer

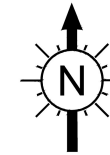
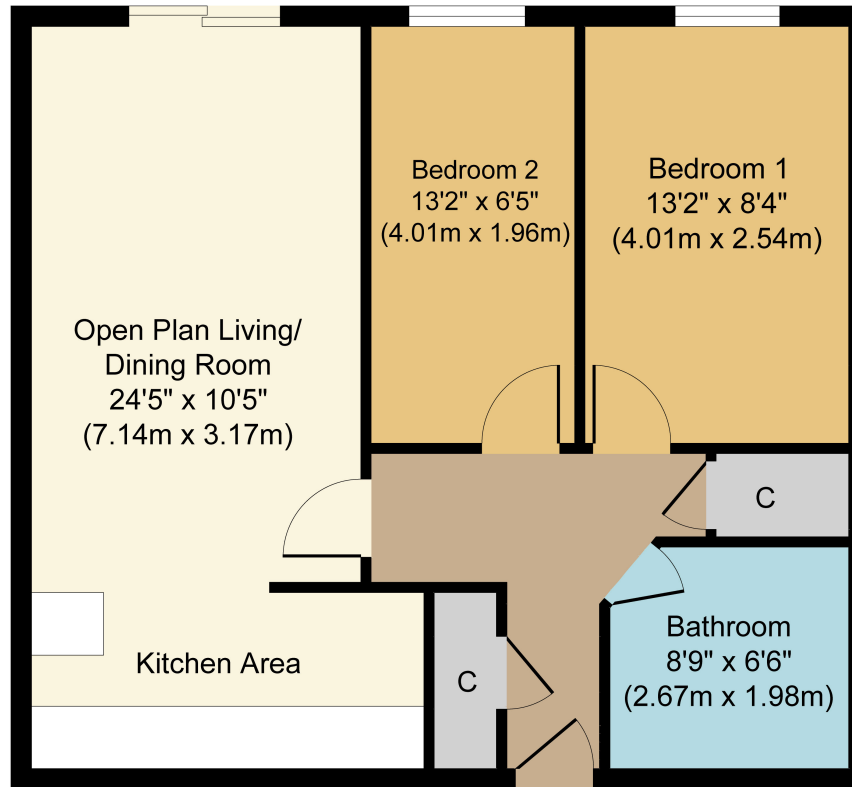
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have 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
Client Money Protection provided by PropertyMark: C0124251



Approximate Floor Area
614 sq. ft
(57.00 sq. m)

Approx. Gross Internal Floor Area 614 sq. ft. (57.00 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(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			