





PROPERTY DESCRIPTION

A well-presented and spacious three bedroomed maisonette, conveniently located at the heart of Seaton's Town Centre, only a stone throw from the Seaton's beautiful sea front and beach.

The accommodation briefly comprises; entrance hall, kitchen, large living/dining room, two good sized double bedrooms, both with built in wardrobes, a further small bedroom or study and a family bathroom. Outside, there are externals steps leading to the apartment's front door and a small terrace with space for outside seating.

The maisonette comes to the market with no onward chain and would make an ideal family home or 'lock up and leave' holiday home.



FEATURES

- No Onward Chain
- Leasehold - 110 Years Remaining
- Two Bedrooms
- Family Bathroom
- Terrace To The Front
- Maisonette
- Excellent Sized Living/ Dining Room
- Light and Bright
- Spacious and Well Presented
- EPC Rating C





ROOM DESCRIPTIONS

Tenure and Charges

We are advised that the lease had 125 years dating from 1st May 2011, therefore, we understand there is approximately 110 years remaining.

Charges: -

There is no service charge for the maisonette, however, we understand there is £75 per annum ground rent. We further understand that building insurance is charged separately annually.

If any works are required, the share for the maisonette would be 14.5%.

The Property: -

The maisonette has the usual attributes of double glazed windows and gas fired central heating.

The property is approached via external steps, leading to the front terrace and the obscure glazed front door with matching side windows, leading into entrance hall.

Entrance Hall

Two radiators. Stairs to first floor. Square archway through to kitchen and door to living/dining room.

Kitchen

Window to front. The kitchen is principally fitted to three sides with a range of matching wall and base units with U shaped run of work surface. Inset single bowl 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. Inset four ring electric hob with built-in oven beneath and extraction over. Space for free standing fridge freezer.

Living/ Dining Room

Dual aspect with windows to side and charming bay window to rear. Two radiators. Door to under stairs storage cupboard.

First Floor Landing

Door to airing cupboard. Hatch to roof space, which is part boarded, fully insulated with a light and built in descending ladder.

Doors off to: -

Bedroom One

Dual aspect with windows to side and rear. See glimpses. Radiator. Double doors to built-in wardrobe with storage above.

Bedroom Two

Window to front with views of Haven cliff. Radiator. Double doors to built-in wardrobe with storage above.

Bedroom Three/ Study

Window to rear. Radiator.

Bathroom

Obscure glazed window to front. White suite, comprising; close coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and drawers beneath. Panel bath with chrome mixer tap, wall mounted shower and shower curtain. Chrome ladder style towel rail. Full tiling to walls.



Front Terrace

The property is approached over a front terrace, which offers a lovely area for outside dining.

Council Tax

East Devon District Council; Tax Band A- Payable for the 01/04/2025 to 31/03/2026 financial year is £1,666.21

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



Ground Floor
Approximate Floor Area
 452 sq. ft
 (42.00 sq. m)

First Floor
Approximate Floor Area
 442 sq. ft
 (41.00 sq. m)

Approx. Gross Internal Floor Area 894 sq. ft / 83.00 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	70	75
(55-68)	D		
(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			