



**John
Wood
& Co**

**Coast &
Country since 1977**

Seaforth Lodge, Old Beer Road, Seaton, Devon

£185,000 Leasehold



PROPERTY DESCRIPTION

An appealing maisonette offering bright and spacious accommodation over the first and second floors, conveniently situated for the Town Centre, shops, restaurants, Sea front and beach. One of eight in an Italianate villa with communal cliff top gardens, with pleasing Coastal views from the lounge and main bedroom windows.

With the benefit of its own private entrance door, stairs rise to the first floor to a dual aspect living/dining room, kitchen and bathroom. The second floor has two bedrooms with an en suite cloakroom to the main bedroom both with eaves storage. Outside there is an integral garage and parking.

The property comes to the market with no onward chain, and benefits from character features including sash windows and high ceilings, and has the usual attributes of double glazed windows and gas fired central heating.



FEATURES

- No Chain
- Two Bedroomed Maisonette
- Cliff Top Communal Gardens
- Integral Garage
- Onsite Parking
- En-suite WC
- Living/ Dining Room
- Light and Bright
- Close to Town Centre, Beach and Sea Front





ROOM DESCRIPTIONS

The Property:

Part obscure glazed front door into: -

Entrance Hall

Stairs to first floor. Door to large storage cupboard, with further storage above. Feature chandelier.

First Floor

Window to rear. Radiator. Stairs to second floor. Doors off to: -

Bathroom

Obscure glazed window to side. Radiator. Door to airing cupboard with slatted shelves and a wall mounted gas fired boiler for central heating and hot water. The bathroom is fitted with a close coupled WC, a pedestal wash hand basin with chrome taps. Panel bath with chrome taps, a glazed screen and a shower attachment over. Wall mounted mirrored cupboard. Full tiling to walls.

Living/ Dining Room

Dual aspect, windows to front and rear. Feature fireplace, fitted with an electric log effect fire. Radiator. Door to under stairs storage cupboard.

Door to: -

Kitchen

Window to front. The kitchen is fitted to two sides, with a range of matching wall and base units, with wooden door and drawer fronts. L shaped run of roll edge work surface, with inset one and a half bowl stainless sink and drainer, with chrome mixer tap, with cupboards beneath, including space and plumbing for washing matching. Inset space for cooker with extraction above. Alcove offering space for free standing fridge freezer. Radiator.

Second Floor

Bedroom One

Window to rear. Door to eaves storage cupboard. Radiator.
Please note, there is part restricted head height.

Door to WC, which comprises; close coupled WC with wooden seat and wall mounted wash hand basin with chrome taps.

Bedroom Two

Window to front. Door to eaves storage cupboard. Radiator.
Please note, there is part restricted head height.

Outside

The property is approached over a tarmac entrance drive, which leads to the properties front door, garage and parking space.

The property benefits from its own private entrance door.

There are communal cliff top gardens, offering beautiful sea views, and ample opportunity for outside seating.

Tenure and Charges

We are advised that the tenure is leasehold, with approximately 90 years remaining on the lease.

We are advised of the following charges:

£125 per calendar month - which includes the maintenance and ground rent.

Please note; we advised that that there is a restriction on the lease, stating that holiday letting is not permitted.

Council Tax

East Devon District Council; Tax Band B - Payable 2023/24: £,1858.32per 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

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



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		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	