



**Coast &
Country since 1977**

Curium Court, Beach Road, Seaton

£395,000 Leasehold Share of Freehold



PROPERTY DESCRIPTION

A superb opportunity to purchase a two bedroomed, top floor apartment, with outstanding sea and coastal views, with the added advantage of a sea facing balcony, private roof top terrace and a double garage, located directly opposite the beach.

The Cuirium Court apartments are purpose built, and feature colour washed rendered elevations and have the usual attributes of double glazed windows and gas fired central heating. The spacious and flexible accommodation briefly comprises; entrance hall, sitting room with sea facing balcony, fitted kitchen with sea views, dining conservatory with direct access to the private roof top terrace, two bedrooms with sea views, with the principal bedroom being dual aspect, and giving stunning sea and beach views towards Beer Head and a family bathroom.

Outside, in addition to the balcony and private roof terrace, there is also the significant advantage of a double garage. The apartment is well presented throughout and is sold with no onward chain.

FEATURES

- No Onward Chain
- Double Garage
- Stunning Sea and Coastal Views
- Two Bedrooms
- Balcony with Superb Views
- At the heart of the town centre, beach and sea front
- Conservatory / Dining Room
- Private Roof Top Terrace
- Share of The Freehold
- EPC Rating C





ROOM DESCRIPTIONS

Tenure and Charges

We are advised that the lease has approximately 982 years remaining, and benefits from a share of the freehold.

Charges:

We are advised that there is a quarterly service charge of approx. £250, which does not include the share of buildings insurance, when this is annually renewed.

We are advised that the lease does state that holiday lets and pets are not permitted.

The Property: -

Door opens into: -

Entrance Hall

Door to built in airing cupboard, with fitted radiator and slatted shelves. Double doors to a large built in wardrobe cupboard with hanging rail and further storage over.

Doors off to: -

Living Room

A superb room with sliding patio doors, giving onto a balcony, which offers the most appealing panoramic views, over Seaton beach, Lyme Bay and the chalk cliffs towards Beer Head. Feature stone fireplace, fitted with an electric fire. Radiator.

Kitchen

Window to side giving sea and beach views, and a double glazed window and patio doors opening up to the dining conservatory. Coved ceiling.

Fitted with a comprehensive range of wall and base units with cream door and drawer fronts with co-ordinating handles. L shaped run of laminate work surface with inset space for electric cooker, with a four ring ceramic hob and double oven. Range of cupboards and drawers beneath, including a pull out storage cupboard. Splashback tiling with matching wall cupboards over. Full height unit to one side with incorporating larder fridge with freezer beneath. Further L shaped run of work surface, with built in chopping board, range of cupboards beneath, one containing space and plumbing for washing machine. Splashback tiling with wall mounted cupboard over, including wall mounted Baxi boiler for gas fired central heating and hot water. Radiator. Tiled floor.

Dining Conservatory

Glazed to three sides with a poly carbonite roof, giving views over the town and rural views of the hills beyond the Axe Valley. Vinyl sheet floor.

At the side of the dining conservatory, a sliding patio door gives access to the private roof terrace, which again has lovely views across the beach towards Lyme Bay and panoramic views over the town.

Returning to entrance Hall

Doors off to: -

Bedroom One

Dual aspect, giving quite outstanding sea and coastal views over Seaton beach and the beach huts, Axe Cliff in the East and the chalk cliffs towards Beer Head in the West. Coved ceiling. Radiator.

Sliding double doors to built in wardrobe cupboard, and a curtain to a shower alcove, fitted with a thermostatic shower and full tiling to walls.

Bedroom Two

Window to side, once again giving sea and beach views, Lyme Bay and coastal views. Coved ceiling. Radiator. Curtain to wardrobe alcove with hanging rail and shelved storage over.

Bathroom

White suite comprising, pea shaped shower bath, with glazed shower screen and fitted thermostatic shower, concealed flush WC, with laminate shelf over, which extends to the vanity sink with chrome mixer tap. Coved ceiling. Full tiling to walls with extraction. Wall mounted mirror with light over. Ceramic tiled floor. Door into a shelved storage cupboard with radiator, with further storage over.

Outside

The property is approached over steps or a ramp to the entrance doorway and communal lobby, and stairs up to apartment 8.

The apartment benefits from two outside seating areas, firstly the balcony off the living room, which has ample space for table and chairs, to enjoy the fabulous sea views, enjoy a meal, or just relax and take in the sunset.

From the kitchen and the dining conservatory, there is a good sized private roof terrace, which again makes a delightful setting for outside entertaining and al fresco dining, and also benefits of sea and town views. Another superb feature is a useful double garage.

Double Garage

The garage is approached by car from Beach Road, into the block paved entrance drive, which gives direct access to the garage. Or internally, from the communal lobby, there are steps which lead down to the basement and door that leads round to the garage and parking area.

Council Tax

East Devon District Council; Tax Band B - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,943.92.

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.

Schooling

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

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**

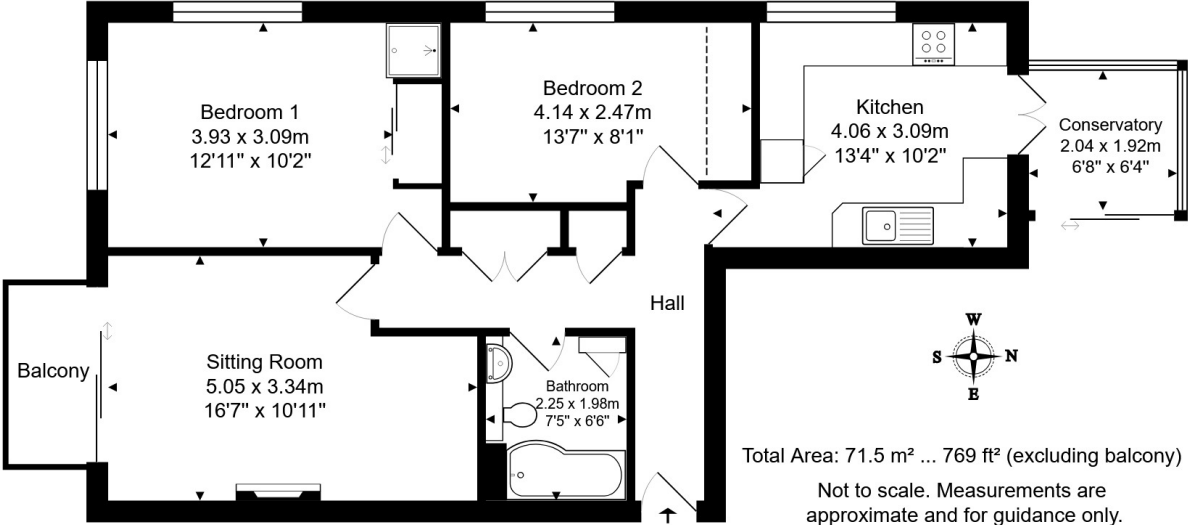
Purchasers must obtain verification from their Legal Advisor

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C	72	76
(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	