





PROPERTY DESCRIPTION

A two bedroomed first floor apartment, located in an excellent position, close to the Town Centre, shops, restaurants, Sea front and beach, benefiting from a garage, onsite parking, and a small front garden.

The accommodation briefly comprises; entrance hall with stairs to first floor, sitting / dining room, kitchen, a large double bedroom with fitted wardrobes and a second smaller bedroom, together with a shower room and a separate WC. Outside, there is a small courtyard style garden to the front of the property, with a driveway to the side of the apartments, which leads to a single garage en bloc, with a parking space to the front.

This apartment comes to the market with no onward chain, and would benefit from a programme of internal re-decoration, updating and modernisation.



FEATURES

- No Chain
- First Floor Apartment
- Close to Beach and Sea Front
- Close To Town Centre and Shops
- Two Bedrooms
- Sitting/ Dining Room
- In need of Updating and Modernisation
- 999 Year Lease From 1985
- Double Glazed Windows
- Viewing Recommended





ROOM DESCRIPTIONS

The Property:

Half obscure glazed front door into :-

Entrance Hall

Easy rising stairs to first floor accommodation.

First Floor Landing

Hatch to roof space. Door to airing cupboard with slatted shelves and a factory insulated hot water cylinder.

Doors off to: -

Sitting/ Dining Room

Dual aspect, windows to side and rear. Electric fitted fire.

Kitchen

Doors to built-in cupboards and larder space. The kitchen has space for cooker and space for freestanding fridge freezer. To one side of the kitchen is small run of work surface, with inset stainless steel sink and drainer with chrome taps and cupboard and drawers beneath.

Bedroom One

Window to rear. Extensive range of built-in wardrobes and cupboards.

Bedroom Two

Window to rear. Doors to double built in wardrobe with hanging rail and shelf.

Shower Room

Obscure glazed Velux window. White suite comprising; Vanity style wash hand basin with cupboards beneath and drawers to the side. Shower cubicle with sliding bi-fold doors. Full tiling walls.

WC

Small window to front. Close coupled WC with coordinating seat and half tiling walls.

Outside

The property is approached via a pedestrian path to the front, leading to the front door, with a small courtyard style garden.

The garage is accessed by a tarmac drive, providing entry for vehicles, and leading to the garage and parking space.

Garage

Single garage en bloc, with space for vehicle to the front. Metal up and over door. No light or power.

Tenure and Leasehold

We are advised that the property is leasehold, with approximately 960 years remaining on the lease (a 999 year lease from 1985).

This apartment does have the added benefit of having a share of the freehold.

There is a restriction on the lease that states that the apartment cannot be used as a holiday let,

Charges:

Service Charge: £250 half yearly.

Ground Rent: £5 per annum.

General Information

The property has cavity wall insulation, this was installed in 2009, and there is a 25 year guarantee for this.

Council Tax

East Devon District Council; Tax Band A - Payable 2023/24: £1,592.84 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

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.

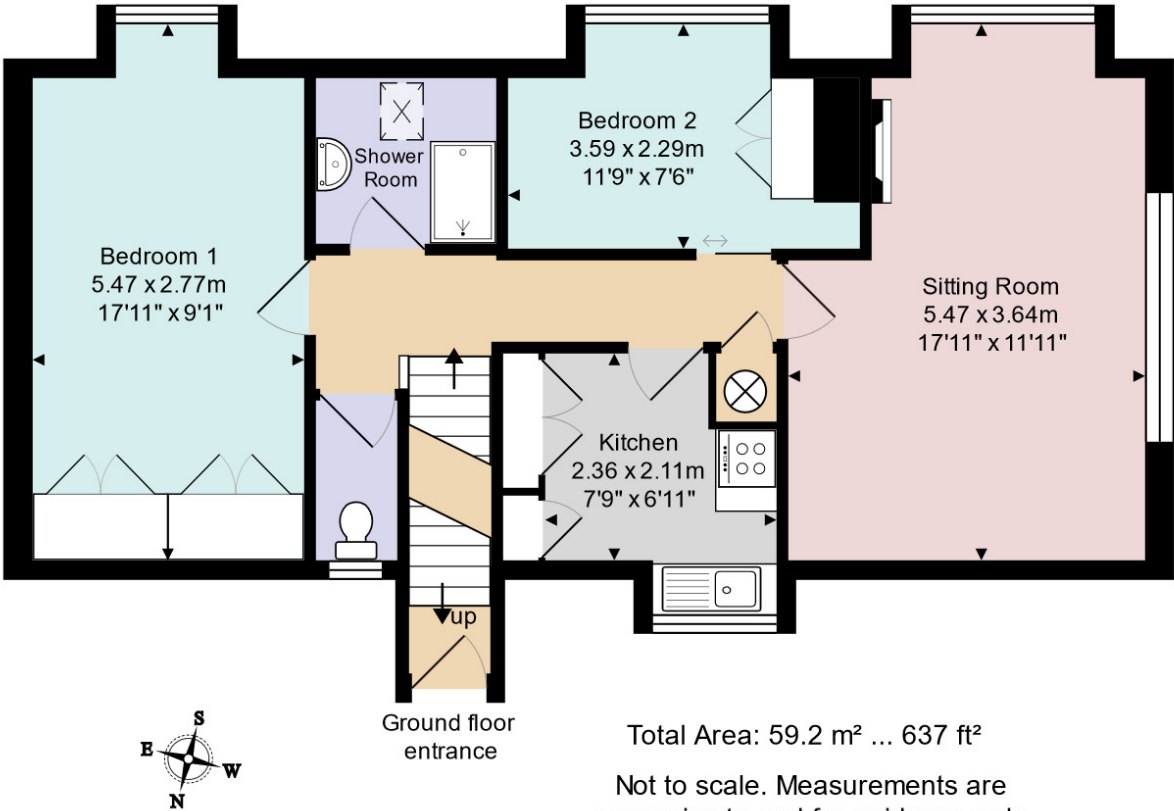
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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



Total Area: 59.2 m² ... 637 ft²
Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			64
(39-54)	E			
(21-38)	F			
(1-20)	G		25	
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	