





PROPERTY DESCRIPTION

A delightful 1930's built detached chalet style home, with beautiful Sea and Coastal views, together with lovely views out towards Haven Cliff. The property has been beautifully renovated by the current vendors, and has been finished to an exacting standard, and benefits from onsite parking, a garage and a beautifully landscaped rear garden.

The property has the usual attributes of double glazed windows and gas fired central heating, and is less than half a mile from the town centre and well positioned for the Health Centre, local shops, sea front, beach and bus routes.

The well-presented, spacious and versatile accommodation comprises; on the ground floor, entrance hall, sitting room, dining room or bedroom three, beautiful and stylishly fitted kitchen/ breakfast room with Quartz work surface, boot room/ utility area, and a shower room. The first floor comprises; two good sized double bedrooms and a family bathroom.

The gardens have been landscaped to an excellent standard, and feature a range of outbuildings, including a summer house, a shed, two log stores and a green house. The garden makes a delightful setting for this superb property, and offers an excellent degree of privacy, and provides ample opportunity for outside entertaining and al fresco dining.



FEATURES

- 2 / 3 Bedrooms
- Detached House
- Ground Floor Shower Room
- Stylishly Fitted Kitchen/ Breakfast Room
- Dining Room/ Bedroom Three
- Beautiful Sea and Coastal Views
- Boot Room
- Landscaped Garden Offering Excellent Degree Of Privacy
- Summer House and Sheds
- Close to Town Centre, Beach and Sea Front





ROOM DESCRIPTIONS

The Property:

Part obscure glazed front door into: -

Entrance Hall

Stairs to first floor, with under stairs storage cupboard. Radiator. Doors off to: -

Sitting Room

Dual aspect, window to side and large picture window to front, providing super Sea views, and views out towards Haven Cliff. Coved ceiling. Fitted log burner. Radiator.

Dining Room/ Bedroom Three

Large picture window to front, providing super Sea views, and views out towards Haven Cliff. Radiator.

Shower Room

Window to rear. Stylishly fitted white suite, comprising; WC with a decorative seat, vanity style wash hand basin with chrome mixer tap and cupboards beneath. Large shower cubicle, with sliding glazed door. Full tiling to walls. chrome ladder style towel rail.

Kitchen/ Breakfast Room

Window to rear. Coved ceiling. The kitchen has been stylishly fitted to three sides, with a range of matching wall and base units. U shapes run of Quartz work surface, with inset one and a half bowl composite sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for a dishwasher. Inset five ring gas hob, with drawers beneath and extraction over. Full height unit incorporating double oven and grill, with further storage above and below.

Further run of matching Quartz work surface, with additional cupboards above and below. Space for free standing fridge freezer, with a built in display cupboard to the side. The kitchen/ breakfast room benefits from a table, with matching Quartz top.

Door into: -

Boot Room

Glazed to two sides, with access to the garden, and attractive garden views. Space and plumbing for washing machine.

Returning to entrance hall, stairs to first floor.

First Floor

Hatch to roof space. Doors off to: -

Bedroom One

Window to front, providing super Sea views, and views out towards Haven Cliff. Radiator. Doors to eaves storage.

Bedroom Two

Window to rear, providing attractive garden views. Radiator. Doors to eaves storage. Alcove for additional storage.

Bathroom

Dual aspect, with two porthole windows to front and rear, with the front porthole offering lovely Sea views. Velux to ceiling. White suite, comprising; pedestal wash hand basin with chrome mixer tap, WC, panel bath with shower attachment over and a glazed curved screen. White ladder style towel rail. Attractive part tiling to walls.

Outside

The property is approached over a part resin and part block paved driveway, providing access to the front garden, the garage and the front door, and provides ample onsite parking.

To the side of the property there is a timber gate, providing access to the side and rear of the property.

Garage

Up and over door. Light and power.

Rear Garden

The garden has been beautifully landscaped, and includes a summer house, a shed, a wood store, a work shop and a green house. The garden features areas of gravel, lawn and attractive flower and shrub borders, and offers an excellent degree of privacy.

The rear garden can be accessed via the boot room or via the side gate, and provides a truly delightful, peaceful and quiet space for outside entertaining and alfresco dining.

Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,389.26per 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.

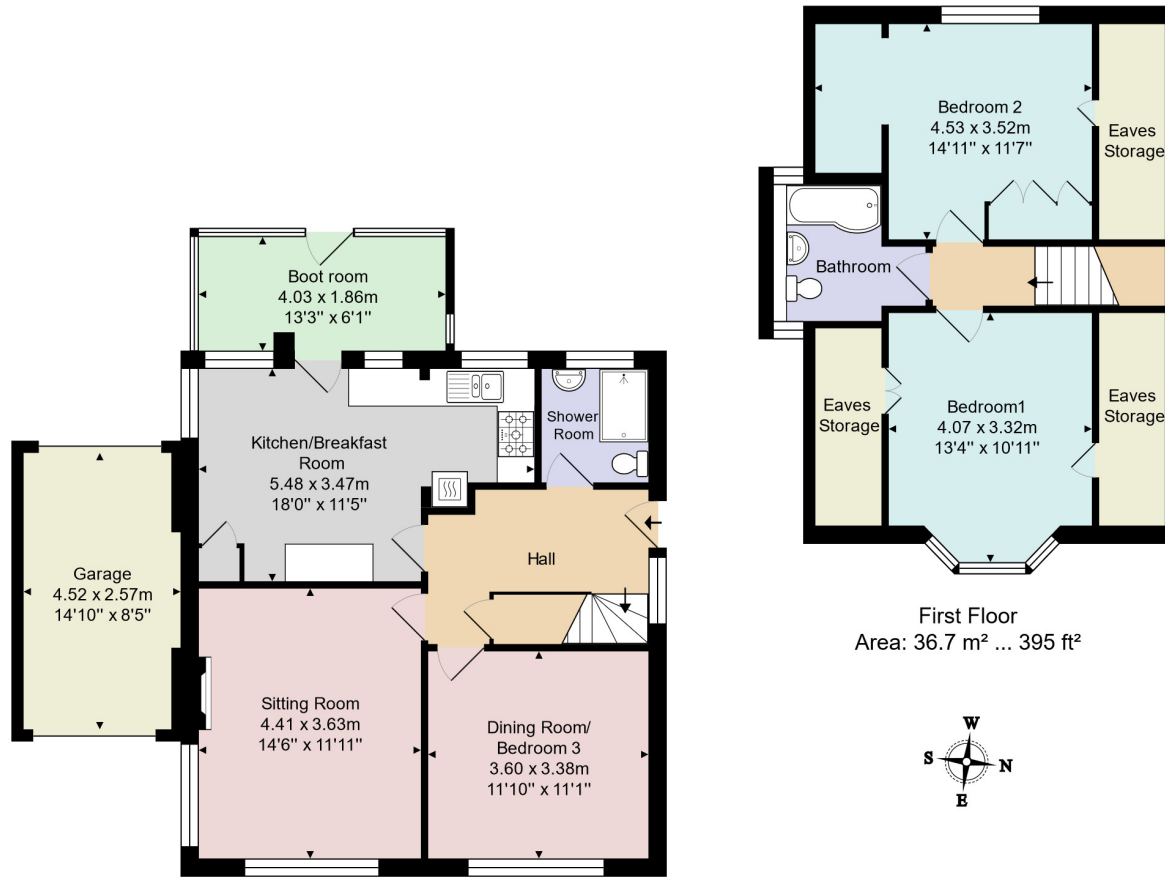
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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



Ground Floor

Total Area: 104.1 m² ... 1121 ft² (excluding garage, eaves storage)

Not to scale. Measurements are approximate and for guidance only.



| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 59 | |
| (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 | | | |