





## PROPERTY DESCRIPTION

A beautifully presented and stylish two bedroomed first floor apartment within a most attractive period detached house, with superb uninterrupted sea, beach and coastal views over Lyme Bay, and towards Haven Cliff. The apartment has recently been completely renovated to an exceptional standard, including a new kitchen, a new bathroom, new windows and new internal redecoration.

Occupying a prime position and facing the sea and within easy reach of the beach, shops, Seaton town centre, restaurants, cafe's, and Seafield gardens and within easy reach of bus links.

Approached via a sweeping drive and set amidst well-tended gardens, with the light and bright accommodation briefly comprising; a spacious communal entrance hall with sea views, a good sized living/ dining room with exceptionally high ceilings looking out over the gardens and the sea, fitted kitchen, two double bedrooms and a family bathroom with a full suite, including a shower cubicle and a free standing bath.

## FEATURES

- No Onward Chain
- Outstanding Sea Views
- Beautifully Presented Throughout
- Stylishly fitted Kitchen and Bathroom
- Spacious and Light Filled
- High Ceilings and Character
- At the Heart Of The Town Centre, Beach and Sea Front
- First Floor Apartment
- Two Bedrooms
- Share of The Freehold





## ROOM DESCRIPTIONS

### Tenure and Charges

We are advised that the lease length was 999 years from 1981, and there is also has the benefit of a one sixth share of the freehold.

We are also advised that there is currently a service charge of approximately £150 per month, which includes building insurance, the gardening maintenance, the maintenance and cleaning of the communal areas, together with window cleaning.

### The Property:

Double doors lead into a communal entrance hall, with stairs rising to the first floor, and the door into the apartment.

### Entrance Hall

Radiator. Doors off to the living / dining room/ kitchen, and the bathroom, with an inner hallway and steps leading down to the double bedrooms.

### Living/ Dining Room/ Kitchen

A delightful dual aspect room, with a recently replaced window to front offering absolutely breath-taking sea and beach views, and a window to rear in the kitchen.

The open plan style room has been split into three sections, with a lovely bright living room with a radiator and a cold effect fire with a step up to the dining area, where there are glorious sea views.

From the living room, there is a square archway providing access to the kitchen, which has been principally fitted to two sides with a range of matching units with colour washed door and drawer fronts. To one side of the kitchen is a run of work surface, with an inset one and a half bowl stainless steel sink and drainer with chrome mixer tap with cupboards beneath including built-in dishwasher and space and plumbing for washing machine. Inset four ring gas hob with double built-in oven beneath. To the other side of the kitchen, is a further run of work surface, with cupboards and storage beneath.

### Returning to the entrance hall.

Door to bathroom, and an inner hall which leads to the bedrooms.

### Bathroom

The bathroom has been stylishly fitted with a white suite, comprising: a WC with co-ordinating seat, a vanity style wash hand basin with chrome mixer tap and cupboards and drawers beneath. Good size walk-in shower with sliding door and attractive tiling to walls. Free standing clawfoot bath, with chrome mixer tap and a hand held shower attachment. Radiator.

### Inner Hall

Door to storage cupboard housing the wall mounted Worcester boiler for gas fire central heating and hot water. Radiator. Doors off to: -

### Bedroom One

Window to side. A good size double bedroom with an attractive nook, giving space for a double bed. Radiator.

### Bedroom Two

Window to side. Radiator



### Washington House

Located in a superb elevated position on Castle Hill, Washing House benefits from a private driveway, offering parking spaces on a first come first served basis. Pedestrian access can also be found via a timber gate from Castle Hill, directly opposite the sea front and beach,

The apartment also benefits from an attractive communal garden to the front, with various seating areas, taking advantage of the superb sea and coastal views.

Originally constructed in 1845 by Joseph Good with attractive colour washed elevations, it was subsequently extended with an additional floor and became the Cliff House Hotel. It has now been converted into six apartments.

The apartment has the usual attributes of gas fired central heating and double glazed windows, with all windows being replaced in 2015 and the living room window being recently replaced.

### Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,221.61 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.

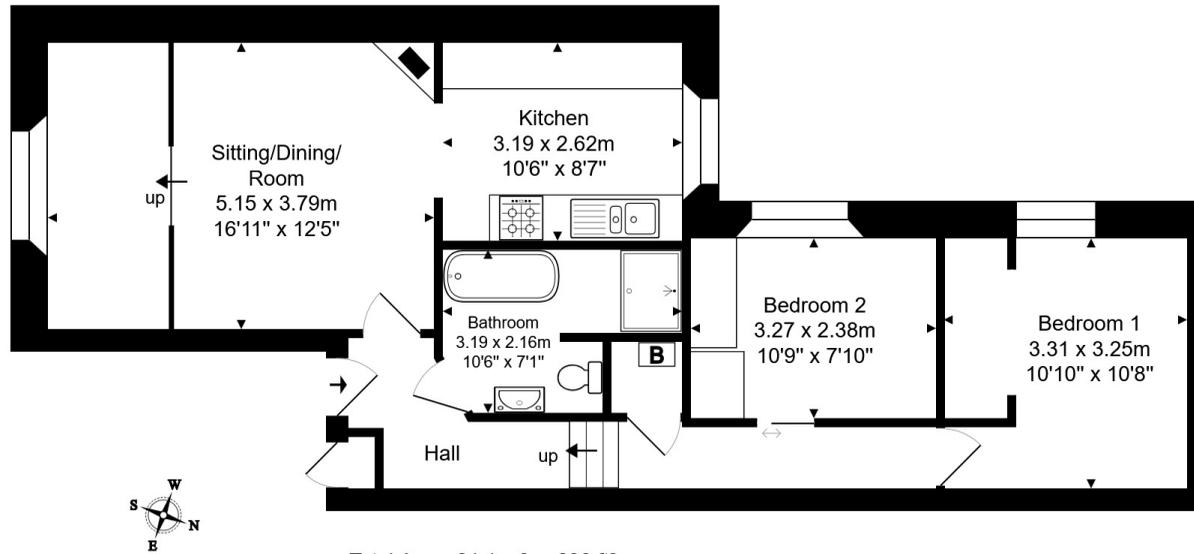
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Total Area: 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup>

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	