



Coast &
Country since 1977

Sea Hill, Seaton, Devon

£475,000 Freehold



PROPERTY DESCRIPTION

A substantial, six bedroomed mid terraced Victorian home, benefiting from its superb Town centre location, and stunning sea views. The property has been tastefully decorated, and has kept a number of period features, such as deep skirting boards, picture rails and coved ceiling, and has the usual attributes of double glazed windows and gas fired central heating, with a recently replacement roof at the rear, together with the loft having been re-insulated and a programme of re-decorated.

The spacious, well presented and versatile accommodation briefly comprises; six bedrooms, two having ensuite shower rooms and superb sea views, one family bathroom and a shower room, with the ground floor having a good sized living room, dining room, fitted kitchen and utility room. There is an enclosed courtyard style garden to the rear and space at the front of the property for a table chairs, benefiting from the outstanding sea views.

FEATURES

- Six Bedrooms
- Superb Sea Views
- Two En-Suite Shower Rooms
- Victorian Mid Terrace Home
- Separate Bathroom and Shower Room
- Well Presented and Spacious
- Close To Town Centre, Shops and Restaurants
- Close To Sea Front and Beach
- Council Tax Band E





ROOM DESCRIPTIONS

The Property

The Ground Floor

The spacious entrance hall has original tiled floor, with stairs to the first floor and doors off to: -

Living Room

Bay window to front. Feature fireplace. Coved ceiling. Picture rail.

Dining Room

window to rear. Coved ceiling. Picture rail Door to small utility area, with space and plumbing for washing machine.

Kitchen

Door proving access to the enclosed rear garden. Door to pantry cupboard.

The kitchen has been fitted to two sides, with a range of matching wall and base units, with oak fronted door and drawer fronts, with co-ordinating handles. On one side of the kitchen, is a run of work surface, with inset one and a half bowl stainless steel sink and drainer, with chrome mixer tap, with space and plumbing beneath for dishwasher.

First Floor

The first floor comprises a good size landing, with doors off to: -

A double bedroom, with an attractively fitted en-suite shower room, with a shower cubicle with sliding curved doors, pedestal wash hand basin, close coupled WC and a chrome ladder style towel rail. The bedroom takes full advantage of the super sea views.

Two further bedrooms, one which is a good size double, and one is a single bedroom, together with a bathroom, which comprises; pedestal wash hand basin, close coupled WC and a corner bath with shower attachment over, and a glazed shower screen.

Second Floor

The second floor comprises a good size landing, with doors off to: -

A double bedroom, with an attractively fitted en-suite shower room, with a shower cubicle with sliding curved doors, pedestal wash hand basin, close coupled WC and a chrome ladder style towel rail. The bedroom benefits from super sea views.

Two further double bedrooms, together with a shower room, which comprises; shower cubicle with sliding doors, vanity style wash hand basin, with chrome tap and cupboard beneath, close coupled WC and a ladder style towel rail.

Outside

The property is approached via a pedestrian gate from Sea Hill, over a courtyard style garden, with space for a table and chairs, creating a space that takes advantage of the superb sea views.

The rear garden, which can be accessed via the kitchen, or via a pedestrian timber gate at the rear. The rear garden, is mostly paved for ease of maintenance, and has a shed with power as well as a playhouse and offers a lovely outside space for outside entertaining or al fresco dining.

Although, there is no allocated or onsite parking for this property, there is on street parking available opposite and close by, or an annual parking permit (at a cost of approx £120 per annum) can be purchased for the Orchard Car Park located nearby.



Council Tax

East Devon District Council; Tax Band E - Payable for the 01/04/2025 to 31/03/2026 financial year is £3,054.70.

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.

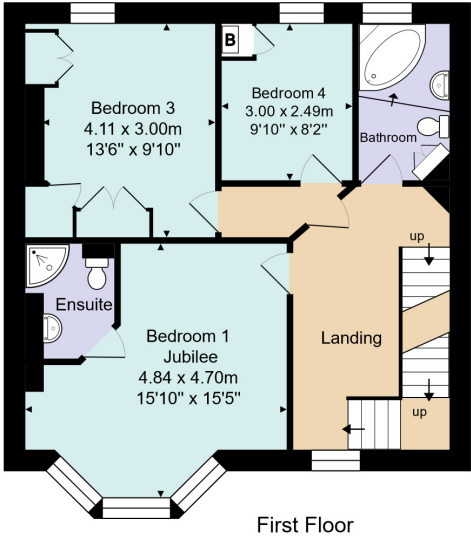
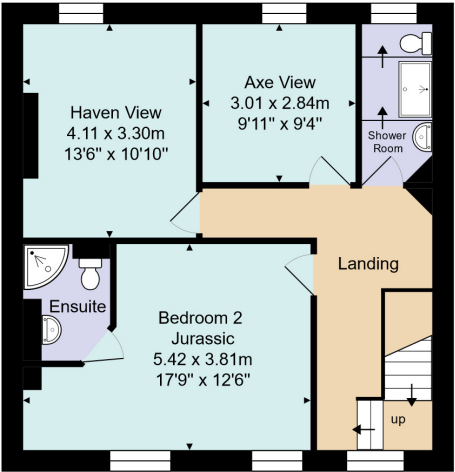
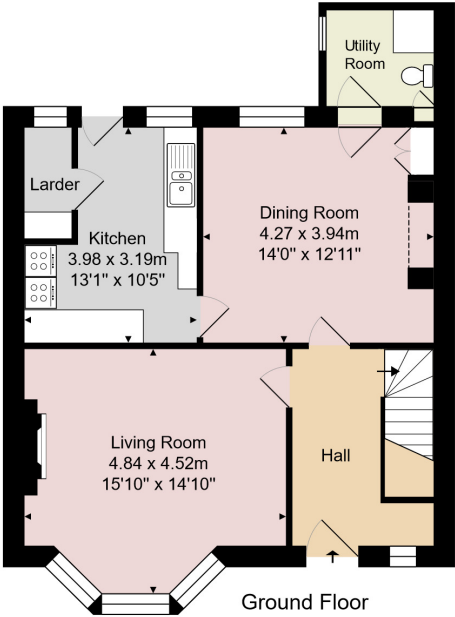
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



Total Area: 188.2 m² ... 2025 ft²

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	65	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	65	80
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	