



Coast &  
Country since 1977

**East Walk, Seaton, Devon**

**£330,000 Leasehold**





## PROPERTY DESCRIPTION

An appealing and well presented three bedroomed second floor apartment, with the usual attributes of double glazed windows and gas fired central heating, in an excellent position on the sea front, benefiting from superb sea views, together with a garage and parking.

The top floor apartment briefly comprises; open plan living/ kitchen area with a stylishly fitted kitchen, two double bedrooms, a third single bedroom/ study, together with a family bathroom. Outside, there is a garage and parking at the rear.

This apartment has recently been refurbished and comes to the market with no onward chain and would make an ideal main home, holiday home or buy to let investment opportunity.



## FEATURES

- No Onward Chain
- Stunning sea Views
- Council Tax Band A
- EPC Rating D
- Light and Bright Accomodation
- Beautifully Presented Throughout
- Recently Re-Decorated
- Garage and Parking
- Three Bedrooms
- Super Sea Front Location





## ROOM DESCRIPTIONS

### Tenure and Charges

We are advised that the lease has approximately 980 years remaining.

#### Restrictions:

We are advised that pets are not allowed, without prior consent/ agreement from the other leaseholders.

#### Charges:

We are advised that there is currently a monthly service charge of £93.33 (£1,119.96 per annum).

### The Apartment: -

This appealing penthouse apartment offers light and bright accommodation, with the front door leading directly into an excellent sized open plan living room/ dining room/ kitchen, which benefits from stunning sea and coastal views, with a stylishly fitted kitchen.

The apartment benefits from two good sized double bedrooms, with the main bedroom having superb sea views, together with a third single bedroom, which is presently being used as a utility room and a stylishly fitted bathroom.

Outside, there is one allocated parking space and a single garage.

### Council Tax

East Devon District Council; Tax Band A- Payable for the 01/04/2025 to 31/03/2026 financial year is £1,666.21

### 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.

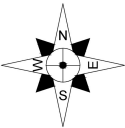
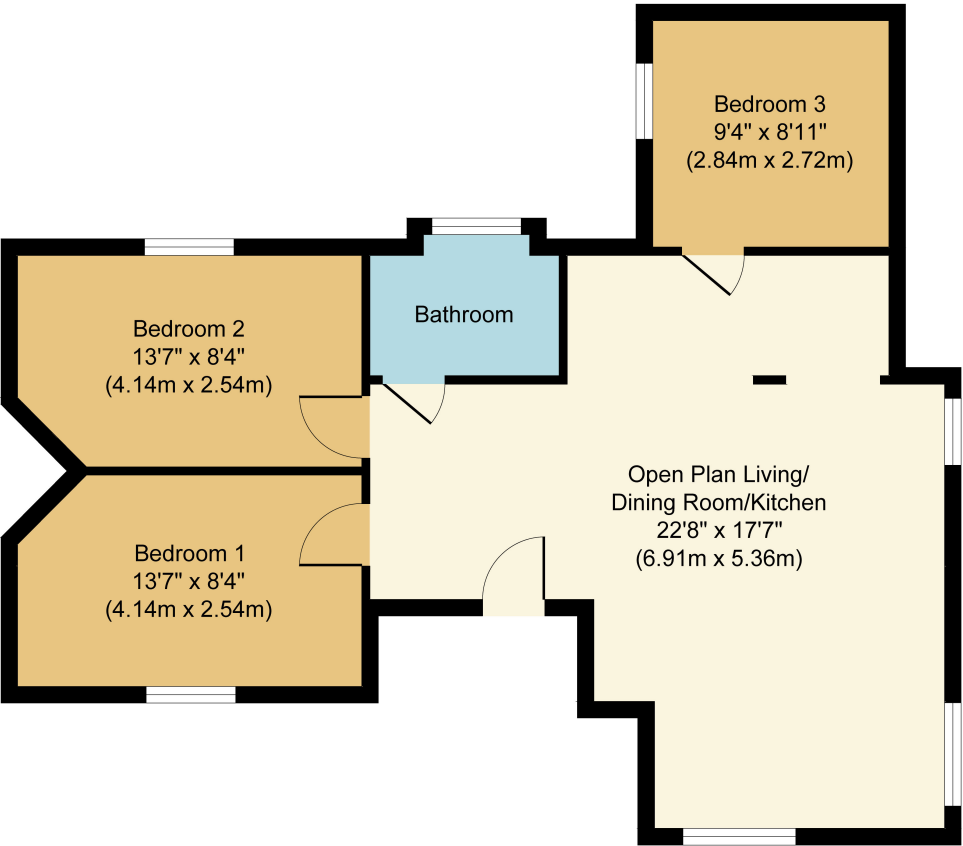
### Disclaimer

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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



Approximate Floor Area  
711 sq. ft  
(66.00 sq. m)

Approx. Gross Internal Floor Area 711 sq. ft. (66.00 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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