



**John
Wood
& Co**

Westcliffe Terrace, Seaton, Devon

£195,000 Leasehold

**Coast &
Country since 1977**



PROPERTY DESCRIPTION

A superb one double bedroom, ground floor apartment located in an impressive Grade II listed Regency style terrace, with outstanding Sea views over the coastal path and out towards Lyme Bay. Dating from 1837 with colour washed rendered elevations under a slate roof, the property is beautifully presented throughout and benefits from an allocated parking space and a courtyard style rear garden.

The bright and spacious accommodation comprises; entrance hall, living room/ dining room, fitted kitchen, double bedroom and bathroom. Outside, the beach is within a short distance over the public coastal footpath through Cliff Field Gardens and the town amenities and shops are around 500 yards away.

FEATURES

- NO Onward Chain
- Stunning Sea Views
- Ground Floor Apartment
- Rear Courtyard Garden
- Beautifully Presented Throughout
- Fitted Kitchen
- Allocated Parking Space
- Double Bedroom
- EPC Rating D
- 959 years remaining on lease





ROOM DESCRIPTIONS

The Property:
Front Door into: -

Entrance Hall
Archway through to: -

Sitting Room
16' 10" x 13' 8" (5.13m x 4.17m) plus storage cupboards. Large bay window to front with outstanding sea views. Coved ceiling. Two doors to built in storage cupboards. Feature electric fireplace, with slate hearth and timber surround, with shelf above. Radiator.

Returning to entrance hall, door to: -

Bedroom
13' 5" x 11' 5" (4.09m x 3.48m). Window to rear, overlooking the courtyard garden. Coved ceiling. Door to built in wardrobe/ cupboard. Two Radiators. Vanity wash hand basin, with gold taps, cupboards beneath, with splash back tiling above.

Returning to inner hall, two stairs lead down to: -

Inner Hall
Radiator. Door to large storage cupboard, with fitted shelves.

Door to: -

Kitchen
7' 3" x 6' 5" (2.21m x 1.96m) plus cupboards. Window to side. The kitchen has been fitted to three sides, with a range of matching wall and base units with cream door and drawer fronts, with silver handles. L shaped run of work surface, with inset stainless steel sink and drainer with chrome mixer tap. Hotpoint double oven and grill, with four ring ceramic hob, and extraction over. Further short run of work surface, with storage and space below for fridge, and wall mounted gas fired Baxi boiler for central heating and hot water.

Door through to: -

Rear Lobby
Door leading to rear courtyard garden. Radiator.

Sliding door through to: -

Bathroom
Max: 4' 2" x 8' 1" (1.27m x 2.46m). Obscure glazed window to rear. white suite comprising; Close-coupled WC with coordinating seat, pedestal wash hand basin with chrome mixer tap, panel bath with chrome taps, Mira electric shower over, and shower curtain. Full tiling to walls. Radiator.

Outside
The Property is approached via a tarmac communal parking area, with an allocated parking space to the front. A pedestrian footpath leads to the building front door, with a communal hallway.

To the rear of the property, is a courtyard style garden, with a seating area, providing a lovely setting for outside entertaining and alfresco dining.



Tenure and charges
Leasehold - 999 years from 1 July 1983, approximately 959 years remaining.

Charges:
Ground Rent = £0 (none).
Service Charge = £80 per calendar month (annually £960).

Council Tax
East Devon District Council; Tax Band A- Payable 2023/24: £1,520.24. 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.

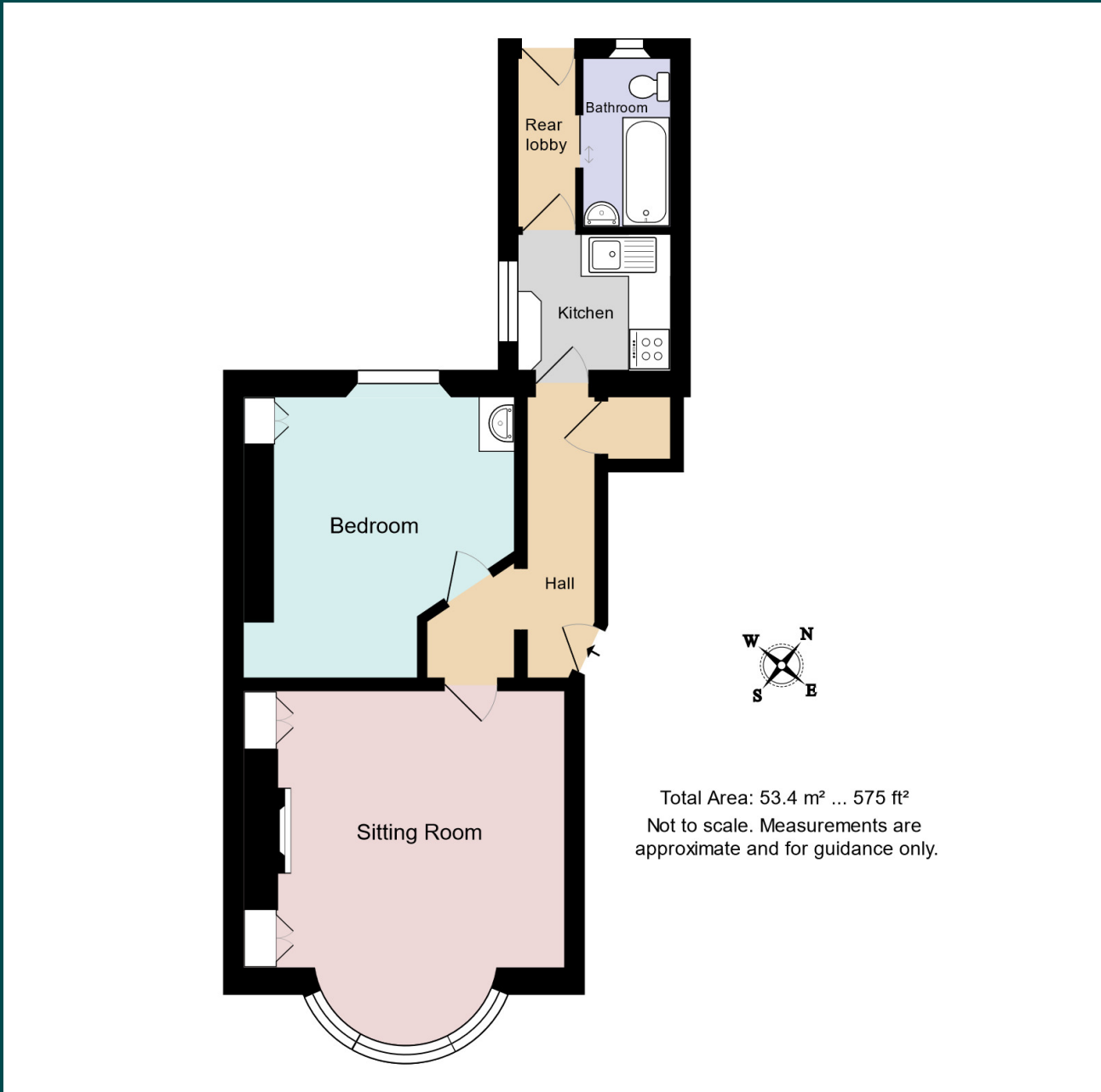
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. The Agent has not had sight of the title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

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(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	