



**John
Wood
& Co**

**Coast &
Country since 1977**

Westcliffe Terrace, Seaton, Devon

£170,000 Leasehold Share of Freehold



PROPERTY DESCRIPTION

*No Chain - Purchasing this apartment will have NO stamp duty until April 2025! *

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 good sized courtyard style rear garden.

The bright and spacious accommodation comprises; entrance hall, living room/ dining room, fitted kitchen, large 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.

This apartment comes to the market with no onward chain, and would make an ideal purchase for first time buyers, or buy to let investors, but would also make an ideal 'lock up and leave' second home.

FEATURES

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





ROOM DESCRIPTIONS

Tenure and charges

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

Please note; there is a restriction that states that holiday letting is not permitted.

Charges:

Ground Rent = £0 (none).

Service Charge = £80 per calendar month (annually £960).

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 gas 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.

Council Tax

East Devon District Council; Tax Band A- Payable 2024/25: £1,592.84. 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.

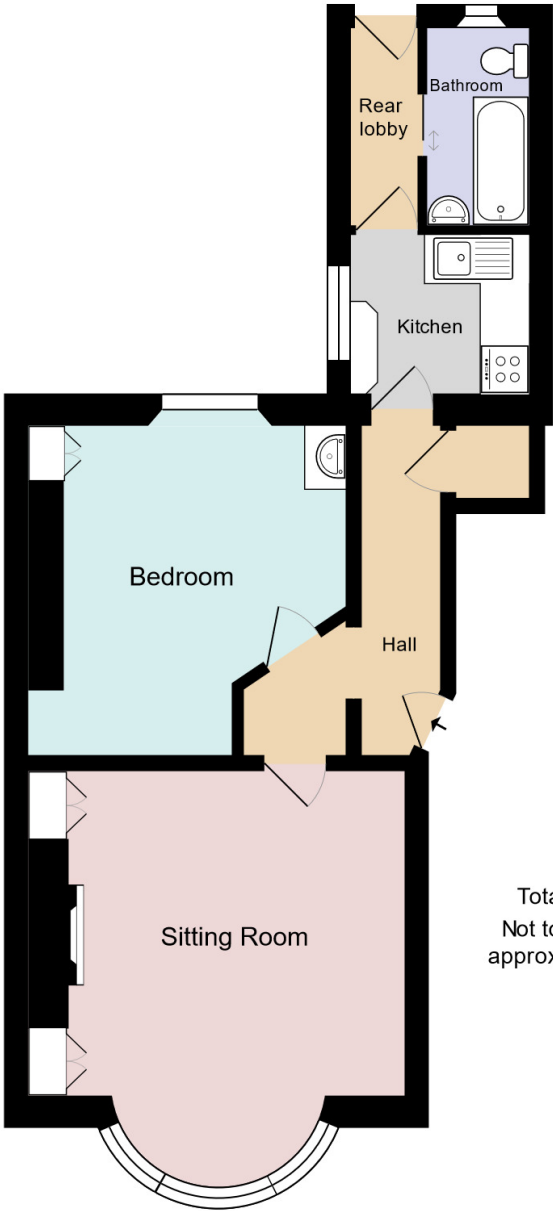
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. The Agent has not had sight of the title documents and Prospective Purchasers must obtain 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 10am - 2pm. 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		