



PROPERTY DESCRIPTION

A beautifully presented high quality finish throughout two bedroom first floor apartment, located in a historic building on the seafront and close to the beach and town centre amenities, benefiting from one allocated parking space. Originally built in 1806 as The Mansion House, the building was converted to twenty apartments in the 1990's and has the benefit of gas fired central heating and double glazed windows. The building has colour washed rendered elevations under a slate roof and the entrance hall has a range of fine period features including, a superb staircase that rises to the first floor giving access to the apartment. There is also the benefit of a lift.

Offering exceptionally high ceilings and natural light the accommodation briefly comprises; entrance hall, living room with sea glimpses, a well designed fitted kitchen, two double bedrooms and a stylishly fitted shower room/utility room. The apartment also has one allocated parking space and is being sold with the benefit of no chain.

FEATURES

- No Onward Chain
- Two Double Bedrooms
- Stylishly Fitted Kitchen
- Stylishly Fitted Shower Room/ Utility Room
- Sea Glimpses
- Beautifully Presented Throughout
- Recently Renovated and Improved
- Building benefits from a lift
- EPC Rating D





ROOM DESCRIPTIONS

Tenure and Charges

Leasehold - 125 years from August 1996 (approximately 96 years remaining).
Ground rent is £50 per annum. Maintenance/service charges are £125 per month.

Please note; there are restrictions on the lease that states that holiday letting and pets are not permitted.

The Property:

The apartment has the usual attributes of gas fired central heating and double glazed windows fitted in 2022.

Entrance

Panel front door into entrance hall. Security entry phone system. Coved ceiling. Hatch to roof space. Radiator. Door through to:-

Living Room

Two tilt and turn windows to the side, providing sea glimpses. High ceiling with coving and ceiling rose. Picture rail. Fine period fireplace with marble surround, metal and marble inset with tiled hearth. Dado rail. Two radiators.

Galley Kitchen

The contemporary kitchen has been exceptionally designed to two sides with a range of white wall and base units. U-shaped run work surface with matching up stands, inset sink and drainer with mixer tap. Inset 4-ring electric hob with drawers beneath. Integrated microwave and fridge/freezer. High coved ceiling with central light and under cabinet lighting.

Bedroom One

Two windows to side with lovely views towards Haven Cliff and sea glimpses. High ceiling with coving and ceiling rose. Radiator.

Bedroom Two

Window to side with Haven Cliff views and sea glimpses. High coved ceiling with ceiling rose. Radiator.

Shower Room/Utility Room

Window to rear. White suite comprising; close-coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and a corner entry shower cubicle with glazed shower doors.
Run of work surface with space and plumbing beneath for washing machine with further storage cupboards alongside. Part coved ceiling. Towel rail and radiator.

Outside

The property is approached from Harbour Road into the entrance forecourt, where there is an allocated parking space and the communal entrance doors into the communal entrance hall. This very spacious entrance hall leads through a seating area and the staircase hall with fine wide period staircase rising to the first floor and top lit landing. Fire door, corridor and steps down to the apartment.

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.

Schooling

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

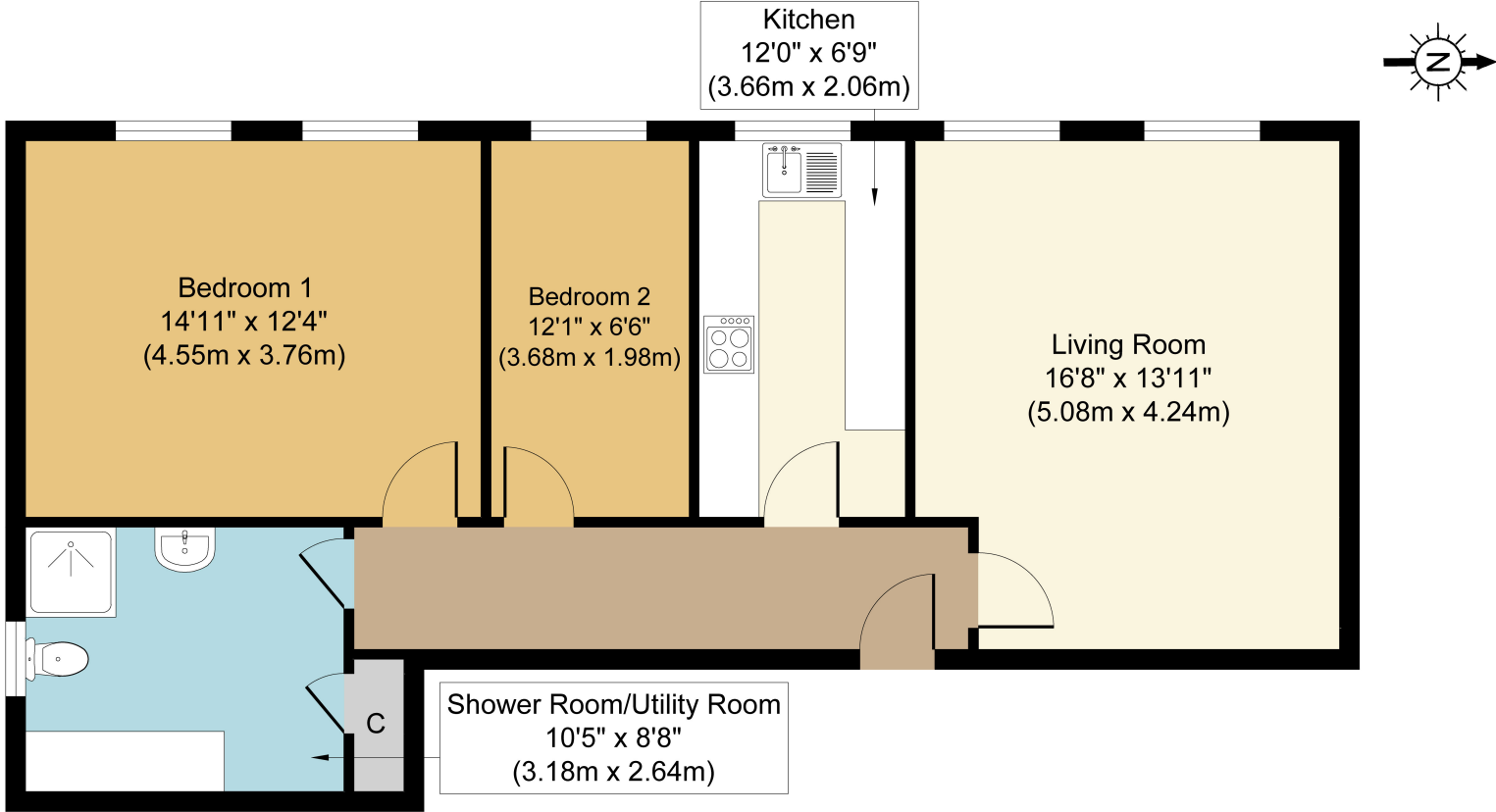
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any 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
Client Money Protection provided by Propertymark: C0124251



Approximate Floor Area
722 sq. ft
(67.00 sq. m)

Approx. Gross Internal Floor Area 722 sq. ft / 67.00 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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