





PROPERTY DESCRIPTION

An appealing first floor apartment, situated in the heart of the town, close to the shops restaurants, cafe's, beach and sea front, with the benefit of beautiful sea views. The apartment is located in a converted Victorian end of terrace property, with character features, including exceptionally high ceilings, original Victorian doors, coved ceiling and cornices and communal outdoor space to the front, side and rear.

The spacious and well presented accommodation briefly comprises; entrance hall, living room with original features, a bay window and super sea views, a kitchen/breakfast room, three bedrooms, two good sized doubles, one benefiting from a sea view, and a third single bedroom, again having lovely sea views. There is also a family bathroom with a full suite and a separate cloakroom.

The front rooms the living room, one double bedroom and a third single bedroom, are south facing, and have superb views across Seafeld Gardens and out towards Lyme Bay. The property has a long lease and a one fifth share of the freehold, and is sold with no onward chain.



FEATURES

- No Onward Chain
- Close to Town Centre, Beach and Sea Front
- First Floor Apartment
- Long Lease With a Share Of the Freehold
- Super Sea Views
- Victorian Character with High Ceilings
- Communal Front, Side and Rear Space
- Three Bedrooms
- Bathroom & Separate WC
- Living Room with Bay Window and Sea View





ROOM DESCRIPTIONS

Tenure and Charges

We are advised that the lease was 999 years, dated from 30th March 1984 (giving over 950 years remaining). We are also advised that this apartment does benefit from a one fifth share of the freehold.

Charges:

We understand there is a monthly service charge of approximately £125 (this goes into a sinking fund for any work required).

Restrictions:

We are advised that the lease states that holiday letting is not permitted.

Entrance Hall

A spacious entrance hall, with a secure phone entry system and doors to the kitchen, the living room, two double bedrooms, a third single bedroom/ study, a family bathroom, and a separate cloakroom.

Living Room

Dual aspect, with a pleasing bay window to front providing a delightful sitting area and a beautiful sea view, and a window to the side. Range of built-in bookshelves. Radiator.

Kitchen

Window to rear. Radiator. Doors to storage cupboard.

The kitchen has been fitted to two sides, with an older style range of matching wall and base units. On one side of the kitchen, is a run of work surface, with an inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine space and plumbing for dishwasher. On the opposite side of the kitchen is a wall-mounted gas fire boiler for central heating and hot water with inset space for cooker and further storage cupboards.

Bedroom One (excellent sized double)

Dual aspect with bay window to front with super sea views, and a window to side. Range of built-in wardrobes. Two Radiators.

Bedroom Two (excellent sized double)

Dual aspect, with bay window to rear, and a window to the side. Radiator. Double doors to built-in storage.

Bedroom Three

Window to front with pleasing sea views. Radiator

Family Bathroom

Obscure glazed window to rear. Radiator. The bathroom is fitted with a white suite, comprising; WC, panel bath with shower attachment and chrome taps. Vanity style wash hand basin, with chrome mixer tap and drawers beneath. Corner shower cubicle, with a glazed bi-folding door.

Cloakroom

Obscure glazed window to rear. Radiator. Low-level flush WC with a wall-mounted wash hand basin with splashback tiling and chrome mixer tap.

Outside

The property is approached via Seaford Road, over a block paved courtyard style garden, which is shared communal area. The front door to the building leads into the shared communal entrance hall, with stairs rising to the first floor.

There is communal space, to the front, the side and the rear.

Please note; although there is no allocated parking associated with this apartment, however, there is on street parking available close by and an annual parking permit (at a cost of approx. £120 per annum) can be purchased for the Orchard Car Park located a few minutes away.

Council Tax

East Devon District Council; Tax Band B- Payable 2024/25: £1,943.92 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.

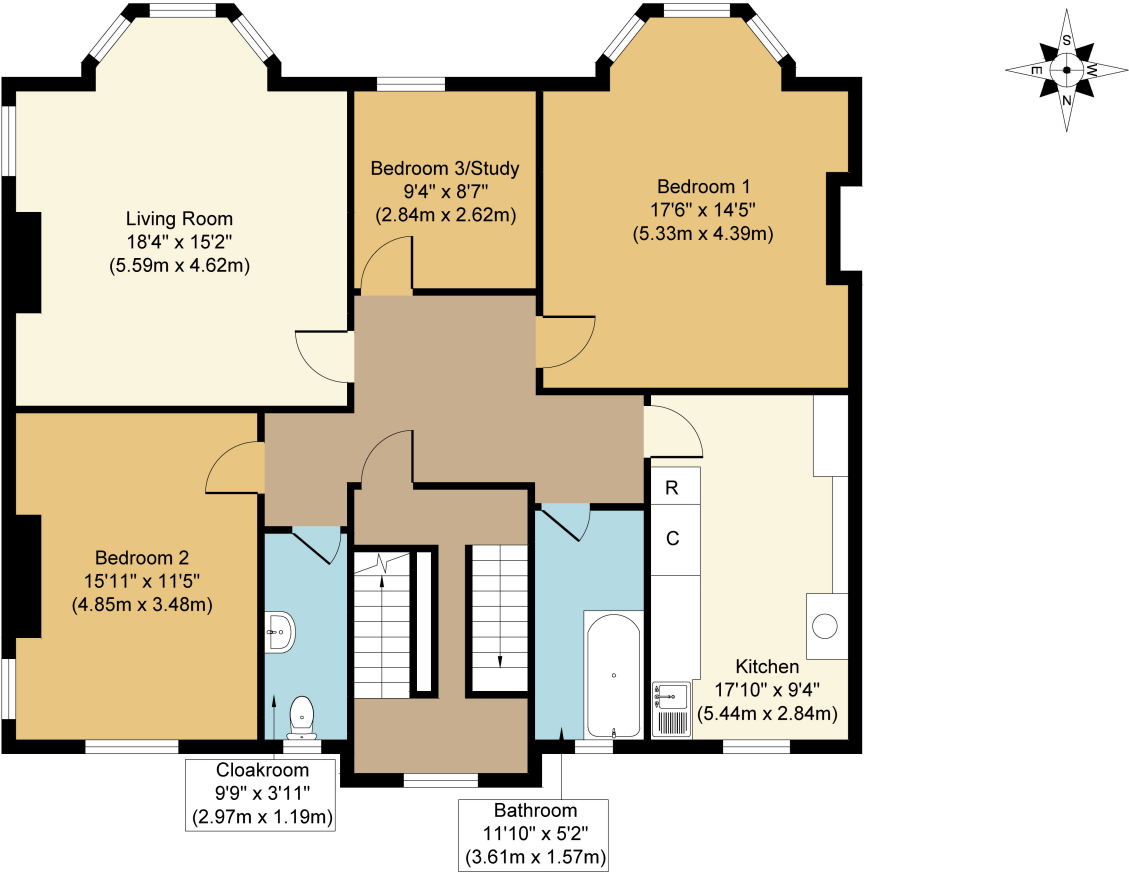
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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
1,119 sq. ft
(104.00 sq. m)

Approx. Gross Internal Floor Area 1,119 sq. ft / 104.00 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 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		65	80
(92+)	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	