





PROPERTY DESCRIPTION

An attractive one bedroomed second floor apartment, located in the former Seaton Beach Hotel which was restored with enormous sympathy and flair and retains superb period detailing in the entrance hall with decorative pillars, and a very fine staircase leading to all floors.

The apartments do have the benefit of a lift, and is ideally located at the heart of Seaton's Town Centre, close to restaurants, cafe's, and shops, as well as the seafront and beach.

The well presented accommodation includes entrance hall with entry phone system, living room, kitchen, a good sized double bedroom, and a shower room, together with one allocated parking space to the rear of the building.

This apartment would make an ideal first time purchase, or a 'lock up and leave' second home.



FEATURES

- One Double Bedroom
- Once Allocated Parking Space
- Close To Town Centre and Shops
- Close to Sea Front and Beach
- Shower Room
- Double Glazing Windows
- Gas Central Heating
- Long Lease
- Good sized Living Room
- Building benefits from a lift





ROOM DESCRIPTIONS

The Property:

Entrance Hall

Window to rear. Phone entry system.

Door to: -

Living Room

Window to front. Radiator.

Kitchen

Window to front. The kitchen has stylishly been fitted to two sides, with a range of matching all and base units. L shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with space and plumbing beneath for washing machine. Inset four ring gas hob with built in oven beneath and extraction above. Space for free standing fridge freezer. Wall mounted boiler for gas fired central heating and hot water. Radiator.

Returning to entrance hall, doors off to: -

Bedroom

Window to front. Coved ceiling. Radiator. Range of built in wardrobe cupboards.

Shower Room

The shower room has been attractively fitted, with a white suite, comprising; close coupled WC with wooden seat, vanity style wash hand basin with chrome taps and cupboards beneath. Corner shower cubicle, with curved sliding doors and full tiling to walls. Radiator. Part tiling to walls.

Outside

The property can be accessed via a communal entrance hall, with both stairs and a lift providing access to all floors.

The apartment does have the added benefit of an allocated parking space, for which there is an additional charge of £300 per annum (optional, if a parking space is required).

Tenure and Charges

We are advised that the lease has approximately 971 years remaining.

Charges:

Service Charge: £125 monthly

Ground Rent: £50 per annum.

Council Tax

East Devon District Council; Tax Band A - Payable 2023/24: £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 any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

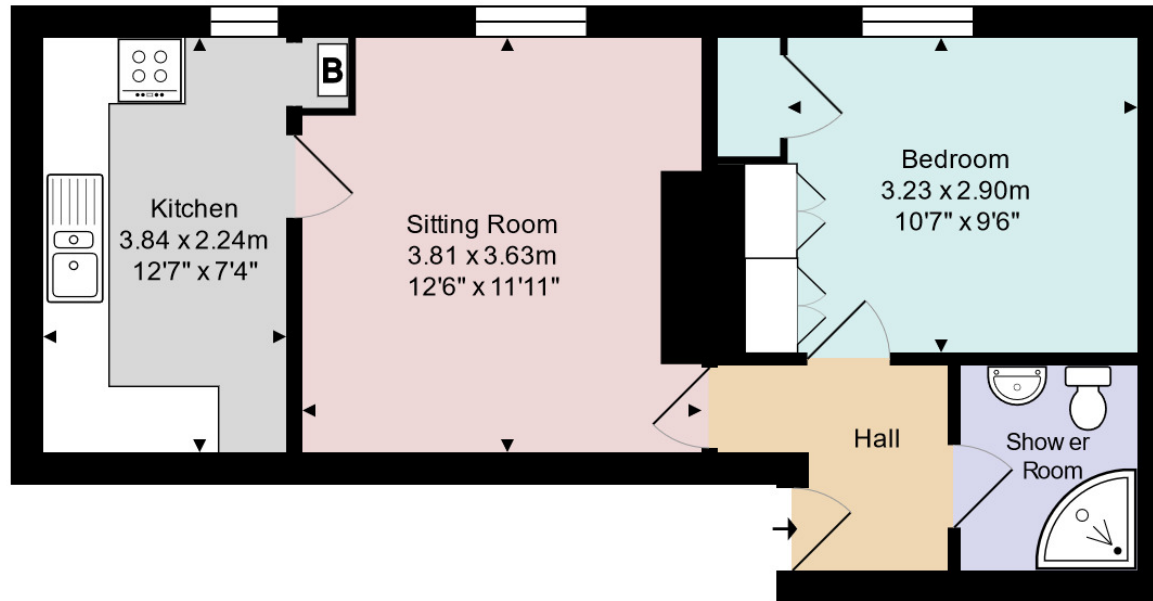
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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.

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



Total Area: 41.8 m² ... 450 ft²
 Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	61
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			