



Haven Court, Harbour Road, Seaton. £190,000 Leasehold

- No onward chain
- Spacious apartment for over 55's
- Fe-fitted stylish kitchen
- Two double bedrooms
- Re-fitted shower room
- Living room with view
- Juliette balcony
- Communal gardens
- EPC rating B
- Residents parking





PROPERTY DESCRIPTION

An opportunity to purchase an over 55's, spacious first floor two bedroom apartment located in the heart of Seaton and close to the town shops, amenities and sea front.

The Haven Court development has the usual attributes of a House Manager, communal gardens, residents parking, guest suite, laundry room and 24 hour emergency care service.

The apartment is bright and spacious, with double glazed windows and Dimplex Quantum off-peak electric heaters fitted. The accommodation is well-presented throughout and comprises; entrance hall with storage cupboards, living room with views over the town and Haven Cliff, a recently replaced fitted kitchen, two double bedrooms and a recently replaced shower room. Outside are landscaped gardens for residents to enjoy and private non-allocated parking is available.

This light and bright retirement apartment comes to the market with no onward chain.



ROOM DESCRIPTIONS

The Property:

Panel front door into:-

Entrance Hall

Door to storage cupboard with consumer control unit and coat hooks. Door to airing cupboard with Gledhill electric hot water cylinder, light and slatted shelves. Dimplex Quantum electric heater. Pull cord for 24hr emergency care service. Coved ceiling. Smoke detector. Panel doors off to:-

Living Room

17' 7" x 10' 1" (5.36m x 3.07m).

Dual aspect with two windows and door to Juliet balcony that provides attractive outlook over the town and out towards the Axe Valley and Haven Cliff. Further window to rear with view over communal garden. Feature fireplace fitted with electric coal effect fire. Pull cord for 24hr emergency care service. Dimplex Quantum electric heater. Coved ceiling.

Glazed double doors open through to:-

Kitchen

9' 10" x 7' (3.00m x 2.13m).

Window to side. The kitchen has been principally re-fitted to three sides with a matching range of stylish wall and base units with laminate door and drawer fronts with stainless steel handles. U-shaped run off laminate worksurface with inset single bowl stainless steel sink and drainer with chrome mixer taps, with a built in dishwasher below.

Inset four ring induction hob, with cupboards beneath and extraction over. Range of cupboards and drawers including built in fridge freezer, together with built in oven and microwave. Pull cord for 24hr emergency care service.

Returning to entrance hall, doors off to:-

Bedroom One

17' 5" x 8' 10" (5.31m x 2.69m), includes wardrobe cupboard.

Window to rear provides view over the communal gardens. Range of built-in wardrobe cupboards with mirrored bi-fold doors, hanging rail and shelf. Pull cord for 24hr emergency care service. Dimplex Quantum electric heater. Coved ceiling.

Bedroom Two

11' 6" x 7' 10" (3.51m x 2.39m), plus door recess.

Window to rear. Wall mounted electric radiator. Coved ceiling.

Shower Room

7' x 5' 6" (2.13m x 1.68m). Recently re-fitted with a white suite, comprising: large walk in shower, close coupled WC with co-ordinating seat, vanity wash hand basin unit with storage cupboards beneath. Full tiling to walls. Wall mounted mirrored cupboard. Chrome ladder style towel rail.

Outside

The property is approached via an archway which gives onto the parking area and door to the entrance hall, Managers office and communal lounge. The lift or stairs to the first floor will lead directly to the apartment. Landscaped communal gardens sweep around the rear and side of the development for the residents to enjoy.

Services

Water, drainage and electricity are connected.

Tenure & Charges

Leasehold - 110 years from 2007.

Ground rent - £205.00 every 6 months.

Service charge - Approx. £291.46 per month (. The service charge covers;

- * Cost of the Management Company and House Manager
- * Insurance for the building, grounds, communal areas and equipment
- * Public and Employers Liability & Professional Indemnity cover
- * Cleaning and decoration of all communal areas
- * Water supply
- * Maintenance and upkeep of the laundry and refuse area
- * 24 hour emergency care service
- * External window cleaning
- * General maintenance and upkeep of the building and car park

Location

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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

Disclaimer

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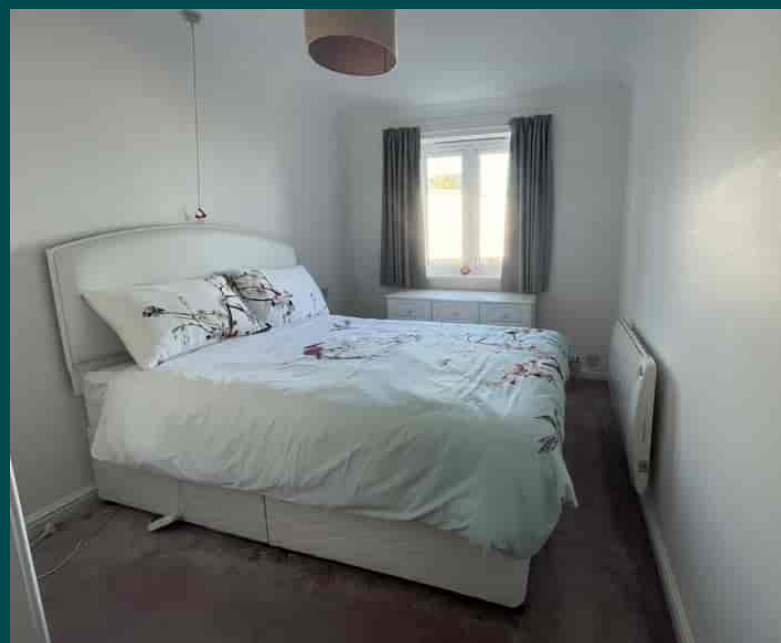
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers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

Opening Hours

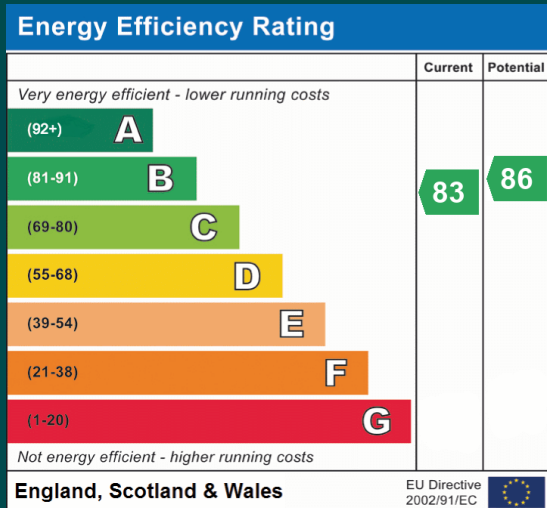
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251





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