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8 Seaforth Lodge Old Beer Road, Seaton, EX12 2PZ

Asking Price £150,000 Share of Freehold

- A charming two bedroom maisonette
- Extensive sea views from the lawned, communal gardens
- Well fitted kitchen
- Single garage and allocated parking space
- Part of a characterful, period building
- Spacious dual aspect living room
- White suite bathroom
- Highly convenient location -walking distance to town and beach
- Gas central heating
- Well presented throughout

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This is an attractive two bedroom maisonette with accommodation arranged over three floors of this period building.
The property is located on the Old Beer Road on the desirable western side of Seaton within walking distance of the sea front and town centre amenities.
The well presented accommodation briefly comprises a spacious living room with views in a westerly direction, well fitted kitchen, two bedrooms (one with an en-suite WC and basin) and a white suite bathroom.
We are advised the property was converted to apartments during the 1980's (now with a total of seven apartments in total) and number 8 enjoys the benefit of its own private entrance (not communal) and gas central heating.
Outside, there is a dedicated parking space and single garage. The south westerly facing communal gardens enjoy impressive sea views while the grounds are largely laid to lawn with a collection of mature shrubs and trees.

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Council Tax Band: B





GROUND FLOOR

ENTRANCE
Front door leading to

RECEPTION HALL
20'01" maximum x 7'09" (6.12m maximum x 2.36m)
With useful built in cupboard and stairs rising to the first floor.

FIRST FLOOR

LANDING
Stairs to second floor

LOUNGE/DINER
19'08" x 11'04" (5.99m x 3.45m)
A bright dual aspect room with attractive fire surround and views in a westerly direction, wall light points, leading to

KITCHEN
6'11" x 6'07" (2.11m x 2.01m)
Fitted with work surfaces, drawer units, cupboard units, eye level wall units, sink unit with single drainer. Plumbing for automatic washing machine. Side aspect.

FAMILY BATHROOM
9'08" x 6'06" (2.95m x 1.98m)
Fitted with white suite comprising, panelled bath with shower and screen, low level WC, wash hand basin.

SECOND FLOOR

BEDROOM ONE
10'01" x 9'05" (3.07m x 2.87m)
A double room with built in storage and door leading to

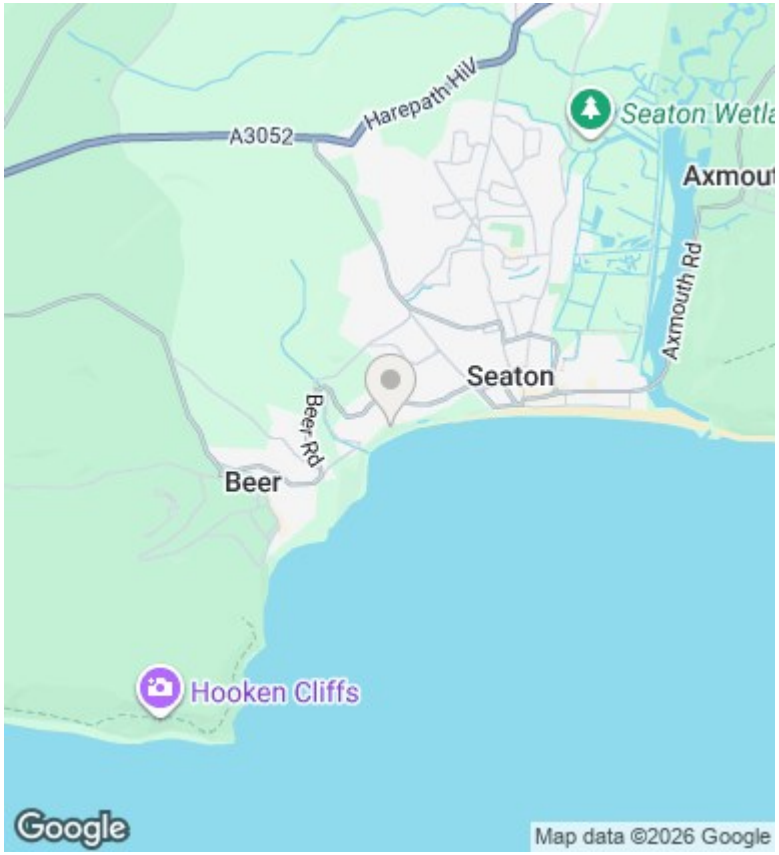
EN SUITE WC
With low level WC and wash hand basin.

BEDROOM TWO
12'07 x 7'04" (3.84m x 2.24m)
With built in storage

OUTSIDE
Adjacent to the property is an allocated parking space and the single garage.
The good sized, largely lawned gardens enjoy a fine south westerly aspect and offer extensive sea views. The gardens also offer a range of mature plants, shrubs and small trees.

TENURE
We are advised the property is Leasehold with the remainder of a 999 year lease which commenced in 2013.
Apartment 8 owns 1/8th of the Freehold. £180 per month for maintenance, buildings insurance and garden maintenance.

SERVICES
We are advised all mains services are connected.



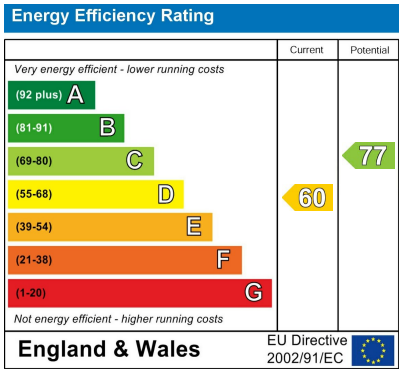
Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

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