



Flat 1, Sunnybeach East Walk, Seaton, EX12 2NP

Asking Price £325,000 Freehold

- Prime sea front, ground floor apartment
- Stunning living room with open sea views
- Contemporary white suite bathroom
- NO ONWARD CHAIN
- Rare opportunity to acquire
- Two double bedrooms
- Gas central heating and sealed unit double glazing
- First sale in 25 years
- Modern kitchen and separate dining room
- Level, south facing garden to front

Sunnybeach East Walk, Seaton EX12 2NP

This is a fabulous, spacious ground floor apartment located directly on the sea front and enjoying panoramic, uninterrupted sea views from the main living room. The property is for sale for the first time in 25 years and would make an ideal holiday/second home or indeed highly convenient permanent residence being just minutes from all the town centre amenities. The apartment is decorated in neutral tones throughout whilst benefitting from sealed unit double glazing and gas fired central heating. The property retains many period, character features including solid wood parquet flooring to some rooms, picture rails, period doors etc. The accommodation briefly comprises an entrance hall, an impressive living room with sea views, separate dining room, modern fitted kitchen, two good sized bedrooms, white suite bathroom and useful store room. Outside, to the front is a level, south facing garden with the benefit of a wonderful sea view. To the rear is a useful enclosed area with shrub border and timber garden store. NO ONWARD CHAIN



Council Tax Band: C



GROUND FLOOR

ENTRANCE

Main front door to

COMMUNAL ENTRANCE HALL

Ornate tiled floor and personal front door to

RECEPTION HALL

Wood effect flooring, understairs area, further door with leaded light details to continuation of hall, doors leading to

LIVING ROOM

18'02" x 17'07" into bay (5.54m x 5.36m into bay)

An impressive, high ceilinged room with stunning direct views of the sea, raised seating area with feature bay window, attractive fire place with surround, hearth and mantel over. TV point, wall light points and period picture rails.

DINING ROOM

8'10" x 7'10" (2.69m x 2.39m)

Aspect to the side of the property, radiator, wood effect flooring, door to rear porch, arch to

KITCHEN

8'05" x 6'00" (2.57m x 1.83m)

Dual aspect and fitted with range of modern units comprising work surfaces, drawer units, cupboard units, eye level wall units, built in oven, gas hob, hood over. Integrated fridge. Wall mounted Worcester gas fired boiler.

UTILITY AREA

5'00" x 4'06" (1.52m x 1.37m)

Fitted wall cupboards, plumbing for automatic washing machine, door to

BATHROOM

6'09" x 5'02" (2.06m x 1.57m)

Fitted with white suite comprising 'P' bath, and monsoon shower low level WC, pedestal wash hand basin, tiled surrounds, chrome heated towel rail, tiled floor.

BEDROOM ONE

14'09" x 13'00" (4.50m x 3.96m)

Aspect to the rear of the property, solid wood parquet flooring, picture rails, radiator.

BEDROOM TWO

14'10" x 8'05" (4.52m x 2.57m)

With side aspect, parquet flooring, radiator.

LARGE STORAGE CUPBOARD

8'02" x 4'04" (2.49m x 1.32m)

Complete with parquet flooring and fitted shelving.

OUTSIDE

To the front of the apartment is a delightful, paved level garden providing an excellent south facing sitting out area. To the rear is a enclosed, level garen area measuring approx 30'06" x 10'05" with natural stone walling and variety of shrubs. Rear pedestrian access.

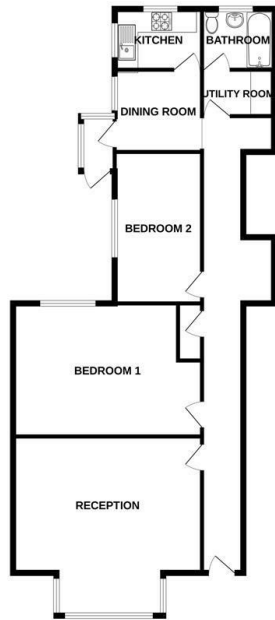
TENURE

We are advised by our client that the property is FREEHOLD

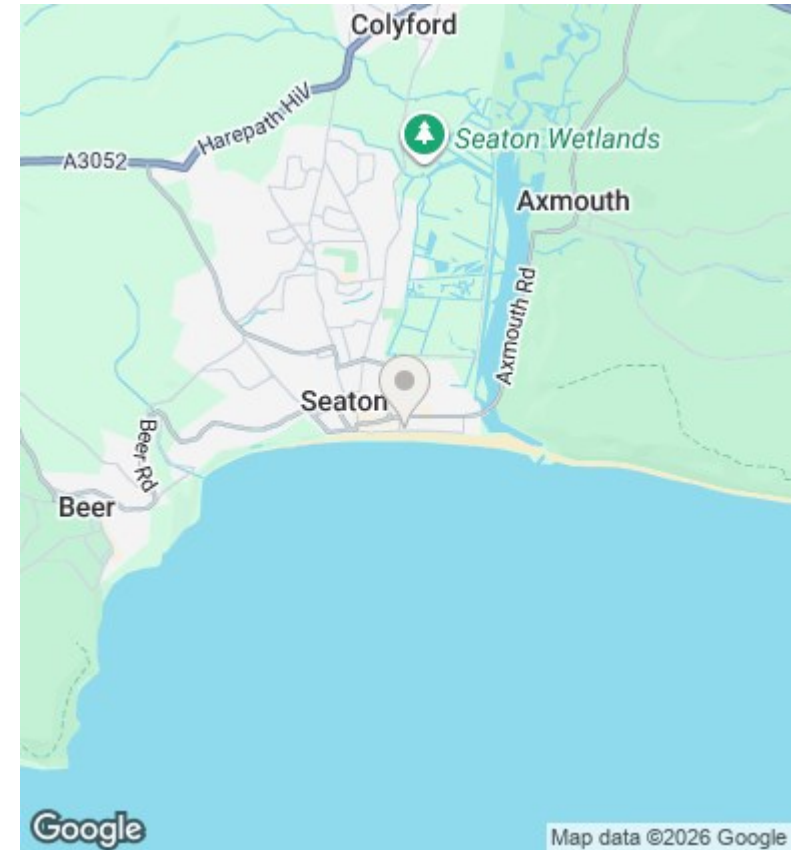
AGENTS NOTE

Please note EPC and floor plan to follow

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of desks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with letscript 12/20



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	