



 FORTNAM
SMITH & BANWELL

SEA HILL SEATON
£149,995

Flat 1 Churchills

3 Sea Hill Seaton Devon EX12 2QU

Delightful one bedroom ground floor garden apartment situated close to the sea front and town centre.

- Beautifully Presented One Bedroom Garden Apartment
- Courtyard Gardens to the Front & Rear
- Thoroughly Upgraded Throughout to High Standard
- Impressive Large Kitchen/Dining Room
- Gas Central Heating & uPVC Double Glazing
- Original Features Throughout

£149,995

Location: Seaton is located between the ancient harbour of Axmouth and the white cliffs of Beer. Its mile long beach, which is part of the Jurassic Coast, opens onto the waters of Lyme Bay. The town itself has many small shops, a local hospital, doctors surgeries, primary school, banks and building societies. Seaton is a popular resort for holiday makers, and boasts a wealth of activities including golf, tennis, bowls and sailing. The County town of Exeter, with its regional airport, is some twenty miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately seven miles distant.

Directions: From our Seaton office (on foot) proceed up Eyre Court Road and turn left at the top into Sea Hill. Continue along down this road towards the sea and Churchills, 3 Sea Hill can be found on the left hand side indicated by our For Sale board.

The Property: Churchills was built in 1903 and converted into three flats in 1984 with the bathroom extension as well.

This lovely one bedroom apartment occupies the ground floor of a period Victorian Terrace which is situated within close walking distance of the sea front and town. A lovely outlook can be enjoyed from the living room to the clock tower and sea beyond.

The current owners have completely upgraded the apartment in a sympathetic way, including, new Howdens kitchen, retained original flooring in the hall and living room, and have reclaimed parquet flooring in the bedroom and kitchen. Damp course treatment and plaster to all walls at waist height. Electrics re-newed and ceilings re-plastered throughout. Externally, gutters, fascias and down pipes have been repaired and replaced where necessary. A full list of works can be provided.

The apartment has many features you would expect from the Victorian era including, high ceilings, ornate cornicing, deep skirting boards, attractive fireplace, original flooring and wooden doors.

There is uPVC double glazing throughout, combi boiler for gas central heating and hot water and the benefit of a front and rear courtyard. The apartment must be viewed internally to be truly appreciated.

Accommodation: All measurements approximate, includes:

UPVC communal front door opens to:

Communal Hallway: Original decorative tiled floor. Electric meters for all flats. Panelled front entrance door to number 1 opens to:

Entrance Hall: Original decorative tiled floor. Wooden panelling to half height dado rail. Radiator. Inset spotlights to ceiling. Door to deep under stairs storage cupboard with shelving and light. Doors off to:

Living Room: 15' 10" x 12' 10" (4.815m x 3.908m) into bay & alcoves

Bay window to front with fitted white shutters. Sideways views towards the sea, overlooking the clock tower and gardens in front. Feature brick fireplace with inset 'Dimplex Oakhurst Optimyst' electric log burner within and tiled hearth. Original Parquet flooring. Wall lights. TV aerial point. Ornate coved ceiling and picture rail. Large open arch to:



Kitchen/Dining Room: 16' 5" x 10' 6" (5.006m x 3.204m) max

Window to rear overlooking courtyard garden. Comprehensively fitted Howdens white kitchen units with 'Kashmir' granite work tops and upstand. Integrated fridge/freezer and washing machine. Inset electric 'De Deitrich' induction hob with electric built in oven beneath set in a fireplace recess with upstand and tiling behind.



TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.8 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, omission, or mis-statement. 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
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A further run of granite work top with stainless steel deep sink with mixer tap with flexible extension over. Part tongue and grooved to wall with shelves. Wooden panelling to half height dado rail. Radiator set behind decorative cover. Reclaimed Parquet flooring. Spotlights to ceiling and 2 chrome lights above space for table and chairs. 2 large white shelved storage units. Ornate coving to ceiling and picture rail. Dimmer switches. Door to entrance hall. Door and step down to:

Rear Lobby: UPVC 1/2 obscure glazed door to rear garden. Tiled floor. High level consumer unit. Door to:

Bathroom: 10' 7" x 5' 10" (3.226m x 1.766m) max

Obscure glazed window to side. White suite comprising panelled bath with shower over. Low level WC and pedestal wash hand basin. Majority tiled walls. Wood effect vinyl flooring. Radiator. Louvre doors to airing cupboard. Housing 'Ideal' wall mounted combi boiler with central heating controls. Space for tumble dryer. Door and step up to:

Bedroom: 9' 4" x 8' 10" (2.849m x 2.699m) to wardrobes

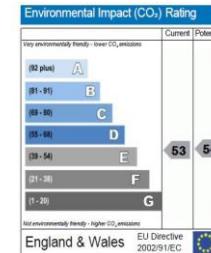
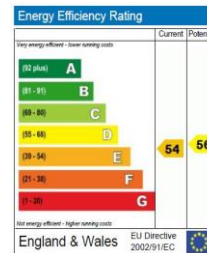
Window to rear. Fitted wardrobes to one wall either side of door. Ornate coving, picture rail and skirting. Radiator. Reclaimed Parquet flooring. Door to entrance hall.

Outside: To the front is a small walled courtyard with flower bed. The tiled path is communal. At the rear is a fully enclosed courtyard mainly laid with decking. Raised flower borders and low walls with trellis fencing above. External tap. Wooden storage cupboard. Pedestrian gate leads to passageway onto Eyre Court Road. Communal bin area.

Services: All mains services connected.

Tenure: We are advised the property is a 1/3 share of Freehold. Buildings insurance is joint. Work is carried out when needed.

Council Tax: We are advised the property is in Council Tax Band A.



Viewings by appointment through:

Fortnam Smith & Banwell

1 Vintage Courtyard, Seaton EX12 2JZ

01297 23939

Our Ref: DSS2165

The Property Misdescriptions Act 1991

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1 Vintage Courtyard Seaton EX12 2JZ



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Viewing 7 days a week





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