



The Penthouse, Seaton Beach, East Walk, Seaton, Devon

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The Penthouse

Seaton Beach, East Walk, Seaton, Devon EX12 2NP

Beer 1.5 miles, Lyme Regis 7.5 miles, Exeter 23 miles

A superb award winning high specification Penthouse with excellent 'eco credentials' and outstanding sea views.

Kitchen/breakfast room and open plan living space | Utility room | Principal bedroom with en suite shower room | Two further double bedrooms, one with en suite shower room | Family bathroom | 360° Wraparound terrace | Extensive sea views | Garage | Covered private parking space | VIP lift access | EPC: A 97%

The Property

The Penthouse is an exceptional sea front apartment with spacious, flexible accommodation and high specification fittings throughout. Occupying the entire top floor, The Penthouse has a wonderful 360° wraparound terrace surrounding the entire apartment that provides outstanding panoramic sea, country and town views.

The sleek, stylish English-made 'Quantum Kitchen' comes with a 25 year warranty and is complemented by Silestone worktops with curved corners designed and fitted by Fords of Sidmouth. There is a good range of high quality Neff & Franke integrated appliances including an induction hob, top combi oven with microwave & main oven with hide and slide door, fridge freezer and dishwasher. A separate utility room houses the washing machine. The spacious open plan living area provides the perfect space for relaxing and enjoying the magnificent views. Three sets of sliding doors from this space lead out to the wonderful 360° wraparound terrace, which can also be accessed from each of the bedrooms. There are three spacious double bedrooms, all of which are

designed with 'electromagnetic field' free zones to aid good sleep. Two of the bedrooms have contemporary en suites and the third is serviced by a family bathroom, all of which are fully tiled with Rak wall hung ceramics and Grohe fittings; again, designed by Fords of Sidmouth. The accommodation benefits from solid core oak finished Vicaima doors with 10 years warranty complemented by quality ironmongery. There are low energy lights throughout, most with dimmers to set the mood, however all rooms have an abundance of natural light.

The Apartment block is 'Passivhaus Plus' certified, ensuring high comfort levels, excellent energy efficiency and low running costs. Environmentally conscious features include solar photovoltaic panels, MVHR & ASHP. The Mechanical Ventilation and Heat Recovery (MVHR) system recovers over 70% of heating energy and also provides fresh filtered air. Heating and hot water is provided by a micro Air Source Heat Pump (ASHP) built into the Genvex MVHR unit.

Outside

The Penthouse is clad with zinc providing a maintenance-free finish and a 30 year marine grade warranty. High performance triple-glazed anodised aluminium clad windows with 'lift and slide' doors lead via a level threshold onto maintenance free "enviro" decking.

The Penthouse enjoys two parking spaces, both pre-wired for electric cars; one consisting of a large single garage, pre shelved, with a remote controlled electric roller door. The second being a covered parking space and both with secure access to a private parking area where there are also two shared visitors' spaces.

Location

The Penthouse is located in a prime front line position overlooking Seaton Beach, on the World Heritage Jurassic Coast. Seaton is an attractive and popular East Devon seaside resort with a good size resident population which is increasing rapidly with many new developments









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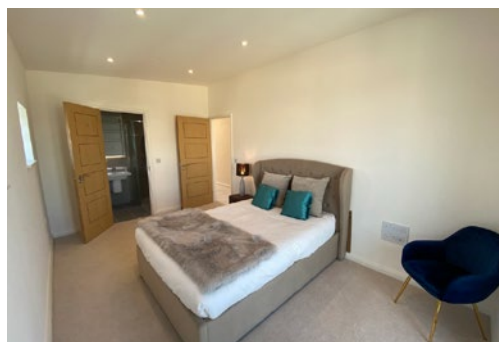




The town has a good range of facilities including a GP surgery, hospital, supermarkets, shops, restaurants, pubs and cafes. Seaton Beach Apartments own a private footpath, making the walk to the Tesco Superstore, just over 200m away. Waitrose is a mere 9.5 miles away in Sidmouth. Seaton also offers the Jurassic Coast visitors centre, The Seaton Tramway, The Wetlands RSPB nature reserve and Axmouth harbour & marina, along with a new Gym in the town. The cultural quarter offers a theatre/ cinema, a museum and many galleries. Seaton Beach is less than two miles from the popular village of Beer, which is a picturesque ancient fishing village with interesting shops and galleries, and excellent places to eat.

The popular town of Lyme Regis is just 7.5 miles away and is a gem of a fishing town with its literary and artistic connections. It has a wide range of shops, galleries, restaurants and pubs. There is fresh seafood available at Mark Hix Oyster and Fish house overlooking the beach, which has an excellent reputation. For other well-regarded eateries, the River Cottage HQ is approximately 7.5 miles away and Hugh Fearnley-Whittingstall's Canteen is based in nearby Axminster.

East Devon is renowned for its beauty and ample opportunity for a range of outdoor pursuits and there is excellent provision for walking on the South West Coast Path, which is England's longest waymarked long-distance footpath and a National Trail. It stretches for 630 miles, running from Minehead in Somerset,





along the coasts of Devon and Cornwall, to Poole Harbour in Dorset. As well as the Jurassic Coast, there are sailing opportunities from the Axe Yacht Club in Seaton and Beer Sailing Club. For the golfing enthusiast there are courses at Tiverton, Seaton, Lyme Regis, Honiton, Sidmouth and Woodbury. The Exmoor and Dartmoor National Parks are also within easy reach, along with numerous race courses.

Intercity high speed trains operate from Axminster and Exeter St David's to London Paddington, the Midlands and the North of England, and via Salisbury to London Waterloo. There are also a number of flights to UK and international destinations from Exeter Airport.

Directions

The postcode EX12 2NP will take you to the property using a satellite navigation device.

General

Services: Mains electricity, water and drainage. Air source heat pump. Solar panels installed.

Local Authority: East Devon District Council.

Service charges: Currently £2,062 per annum includes high-speed broadband at 50Mbps. No ground rent payable.

Tenure: Leasehold, 998 years. 2/9th Share of the freehold.

Please note: No holiday lets are allowed at Seaton Beach Apartments.

Floorplans

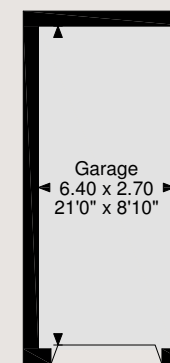
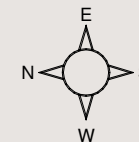
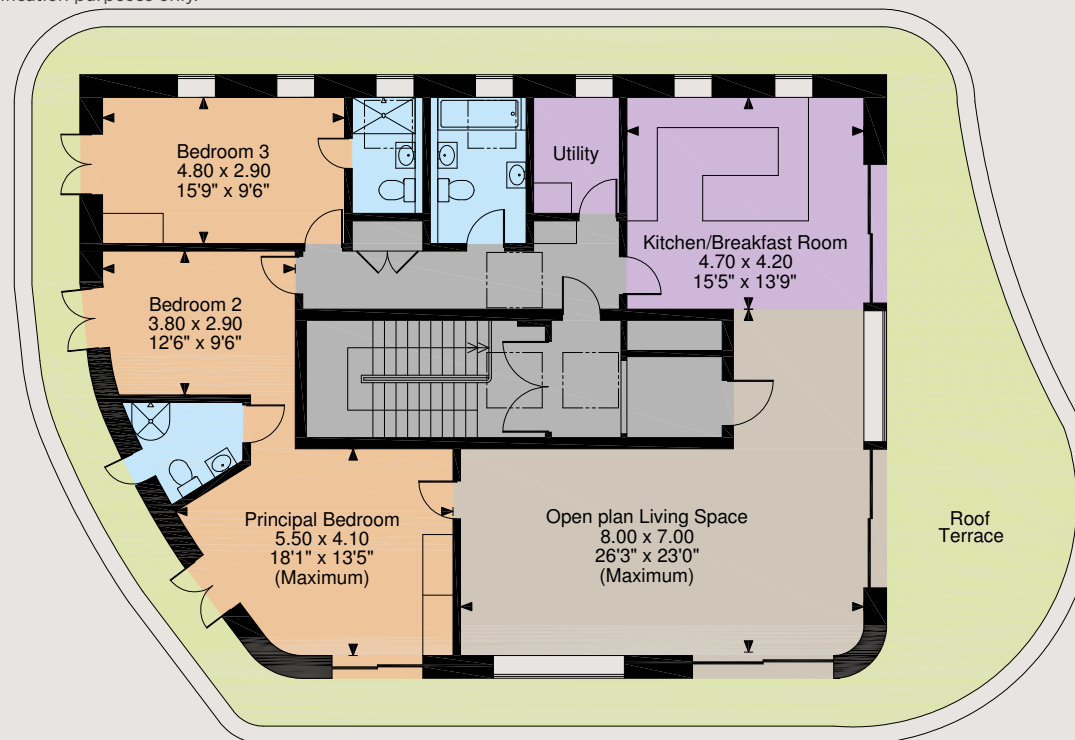
House internal area 1,485 sq ft (138 sq m)

Roof terrace external area = 846 sq ft (79 sq m)

Garage internal area 186 sq ft (17 sq m)

Total area including roof terrace 2,517 sq ft (234 sq m)

For identification purposes only.



Fourth Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Please contact the developers direct on 07968 170896 or via www.seatonbeach.co.uk