

The Penthouse

Seaton Beach, East Walk, Seaton, Devon

**West view towards
Beer Head at Sunset**







The Penthouse

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

Honiton 11 miles, Exeter Airport 18 miles

(All mileages are approximate)

The Penthouse occupies the entire top floor within this exclusive contemporary waterfront apartment block. Located directly on the seafront, The Penthouse benefits from a 360 degree surround balcony overlooking Lyme Bay and down the Jurassic Coast. The build was completed in late 2019 to a high specification, incorporating eco-friendly technology, sustainability, security and innovative design

The Penthouse

Large open plan kitchen/dining/living room | Two bedroom suites | Third bedroom | Family bathroom

Utility room | Spacious entrance hall & store cupboard

360 degree surround roof terrace | Lift with exclusive penthouse entrance | Ground floor communal shower and WC facilities

Single garage in gated courtyard | Allocated parking bay covered by a pergola | Plus additional visitors' parking

Total: Internal Floor Area 138 sq m (1,485 sq ft)

Outside Balcony 79 sq m (846 sq ft)

**For further details, contact the Developer direct on 07968 170896
or visit our website at www.seatonbeach.co.uk**

The Penthouse – for sale leasehold (999 years)

The Seaton Beach Development, with 8 apartments in total, enjoys a commanding location on Seaton's seafront with panoramic views across Lyme Bay. This prime waterfront position is combined with a clever design to maximise these coastal views and cutting-edge sustainable technology. Every aspect of the Seaton Beach design has been meticulously thought through and engineered to the highest standard using the very best materials available. This applies to both the internal spaces and the building's construction.

- The Building is “Passivhaus Plus” certified, ensuring high comfort levels and low running costs. The building produces more energy than its annual primary energy needs.
- The building has achieved a “Secured by Design” gold award, with crime prevention advice from the start of the planning process.
- RIBA Architect designed to meet most of the “Lifetime Homes” criteria.
- Low impact on the environment. Energy Performance Certificate (EPC) Band A (97%). Energy efficient and sustainable construction.
- Low energy lights throughout, most with dimmers providing mood lighting with low running costs.
- Solar Photovoltaic panels produce electricity from the sun to minimise the electric running costs and reduce the carbon footprint. Hence no gas supply required.
- “Genvex” Mechanical Ventilation and Heat Recovery (MVHR) provides fresh filtered air and minimises pollutants including pollen, dust and noise and provides heating and hot water with a very efficient micro Air Source Heat Pump (ASHP).
- Super airtight construction ensures a draft free comfortable home with a clean air feeling.
- Summer overheating is minimised due to technical design and construction process. Electric roller shutters help reduce solar gain. High ceilings & thermal mass help keep the rooms cool.



- High performance, triple-glazed, marine grade windows with “lift and slide” balcony doors.
- The exterior includes zinc cladding with a maintenance free finish & 30 year marine grade warranty.
- The bedrooms have been designed with EMF (Electromagnetic field) free zones to avoid sleep disruption.
- The environmentally friendly natural paints will not off-gas giving an odour free home.
- The integral fire misting system provides peace of mind in case of emergency.
- Solid core Oak finished Vicaima doors and quality door furniture all with 10 years warranty.
- Acoustic properties in excess of building regulation standards ensure peace and quiet.
- High quality English made ‘Quantum Kitchen’ comes with a 25 year warranty. Complimented by Silestone worktops with curved corners all designed by Fords of Sidmouth
- Branded, low energy, white goods, including an induction hob, high tech oven with hide and slide door, fridge freezer, dishwasher and washing machine.
- Fully tiled bathrooms & en suites with Rak wall hung ceramics & Ghohe fittings designed & fitted by Fords of Sidmouth.
- Digital TV and satellite connection points.
- High-speed broadband at 50MB included in service charge.
- “Lifetime Homes Compliant” ensures plenty of room to support a home forever.
- High quality Axminster carpets & thick acoustic underfelt throughout.
- Secure access to rear parking via electric roller shutter doors and a private parking space with pergola for the penthouse’s exclusive use, pre wired for electric cars.
- The large single garage at 3m wide by 7m long has a remote controlled electric roller door & built in shelving & a power supply. Perfect storage for a large car along with push bikes, surf boards, kayaks or scooters.



Note: Not all images on this page are of the penthouse but are illustrative of the quality because the penthouse is not furnished.



- Lift access to all floors with secure exclusive access directly into The Penthouse and entrance lobby. The lift benefits from a pre paid 5 year maintenance contract and warranty.
- Communal ground floor shower and toilet facility, perfect for beach visits & muddy walks.

South Devon Coast

Seaton is located between the ancient harbour of Axmouth and the white cliffs of Beer. Its 2 mile-long beach, is part of the Jurassic Coast World Heritage Site and is now also a UNESCO site, which opens onto the waters of Lyme Bay.

The town itself has many small shops, a local hospital, doctors' surgeries and primary school. Seaton is a popular resort for holiday makers, and boasts a wealth of activities including golf, tennis, bowls, sailing and kayaking.

There are good secondary schools nearby along with the renowned Colyton Grammar School which has recently been ranked third in the Sunday Times survey of Britain's best performing selective state schools. There are also first class private schools in Exeter, Tiverton and Taunton.

It is just 10 miles to the A30 trunk road which provides dual carriageway access to Exeter and the M5 motorway about 13 miles further west. Taunton is about 30 miles to the north and there is a good point of access to the M5 motorway and mainline rail services. Rail services operate from Honiton and Axminster to London Waterloo and from Exeter and Taunton to London Paddington. There are regular flights to United Kingdom and other international destinations from Exeter Airport. There are good golf courses at Seaton, Lyme Regis, Honiton, Sidmouth and Woodbury as well as sailing at the Axe Sailing Club in Seaton and the Beer Sailing Club.

Tenure

999 Year Lease with 2/9 Share of the Freehold. The Penthouse having two shares all other apartments just one.

Maintenance

£2,062 maintenance / service charge per annum.

Directions (EX12 2NP)

The Seaton Beach Development can be found halfway down the esplanade overlooking the beach.



Award winning Development voted:-

1. Best Apartment in Devon
2. Most Sustainable Residential Development in the UK

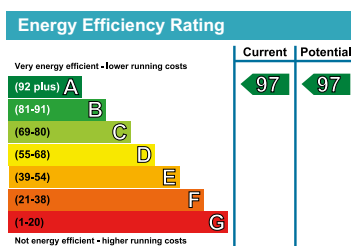
Approximate Gross Internal Floor Area
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice at the bottom of this page of the text of the Particulars



Fourth Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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