



## Flat 1, St. Elmo Castle Hill, Seaton, EX12 2QW

£165,000 Freehold

- An attractive ground floor apartment
- General modernisation required
- Useful ante/storage room and large south facing entrance
- NO ONWARD CHAIN
- Highly convenient location with extensive, sea and coastal views
- Good sized living room
- No Holiday Letting permitted
- One double bedroom
- Kitchen & Bathroom
- FREEHOLD TENURE

# Flat 1, St. Elmo Castle Hill, Seaton EX12 2QW

A ground floor period apartment with widespread sea and coastal views requiring general modernisation in places. This attractive flat is one of five in this landmark building and has been owned by our client for over 20 years being used as a much loved second home during this time. The property occupies a wonderful location directly opposite the popular pebbled beach with sea views towards Portland Bill and close proximity to the Seafield Gardens parkland. The town centre shops, amenities and bus stop are also just a few minutes walk away. The accommodation briefly comprises a large entrance lobby large enough for seating to enjoy the view, living room also with side sea view, double bedroom with views, kitchen, white suite bathroom & useful ante/store room.. Outside, to the front of the property is an unallocated parking area NO ONWARD CHAIN.



Council Tax Band: A



## **ENTRANCE**

With ornate full length side panels and door leading to

## **RECEPTION LOBBY**

Large enough for seating to take advantage of the fine southerly aspect with views of the open sea and beach. Night storage heater. Twin doors in the Deco style to

## **LIVING ROOM**

14'03" x 12' (4.34m x 3.66m)

With an easterly view of the beach and sea front through the gothic style window. Two night storage heaters and TV point.

## **INNER HALL**

7'11" x 2'11" (2.41m x 0.89m)

Night storage heater and doors leading to:

## **KITCHEN**

9' x 8' max (2.74m x 2.44m max)

Aspect to the rear of the property, fitted with roll top work surface with drawers and cupboards below units. Single drain stainless steel sink unit with drawers below. Tiled splash backs. Electric cooker point. Fitted shelving, plumbing for automatic washing machine, heated towel rail. Built in airing cupboard with insulated copper cylinder and shelving. Door to outside

## **BEDROOM**

15' x 8'06" (4.57m x 2.59m)

A double bedroom with a view towards the sea. Electric wall heater.

## **BATHROOM**

9'10" x 8'02" (3.00m x 2.49m)

Fitted with white suite comprising a panelled bath with hand rail, fitted Mira shower, low level WC, wash hand basin, low level WC. Dimplex fan heater, night storage heater, tiled surrounds.

## **ANTE /STORAGE ROOM**

8'10 x 6'01" (2.69m x 1.85m)

A useful storage room with lighting.

## **OUTSIDE**

To the front of the apartment is an unallocated parking area available on a first come first served basis. A pedestrian pathway leads to the rear of the flat where there is a level sitting out area and bin storage.

## **AGENTS NOTES**

Buildings Insurance : We are advised the building is insured collectively by all the flat owners with the premium for flat one currently circa £300 per annum

Maintenance : We are advised the building is maintained on an 'as and when required' basis with the exception of the exterior re-painting which is conducted on a 5 year rolling programme.

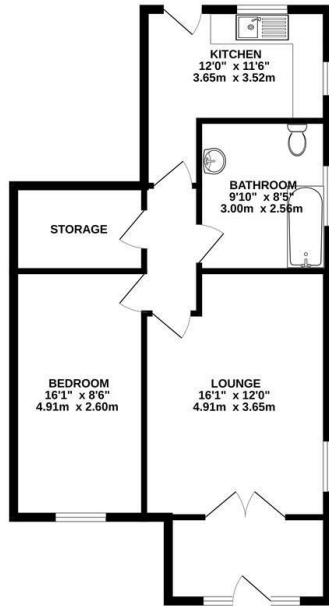
## **TENURE**

Freehold

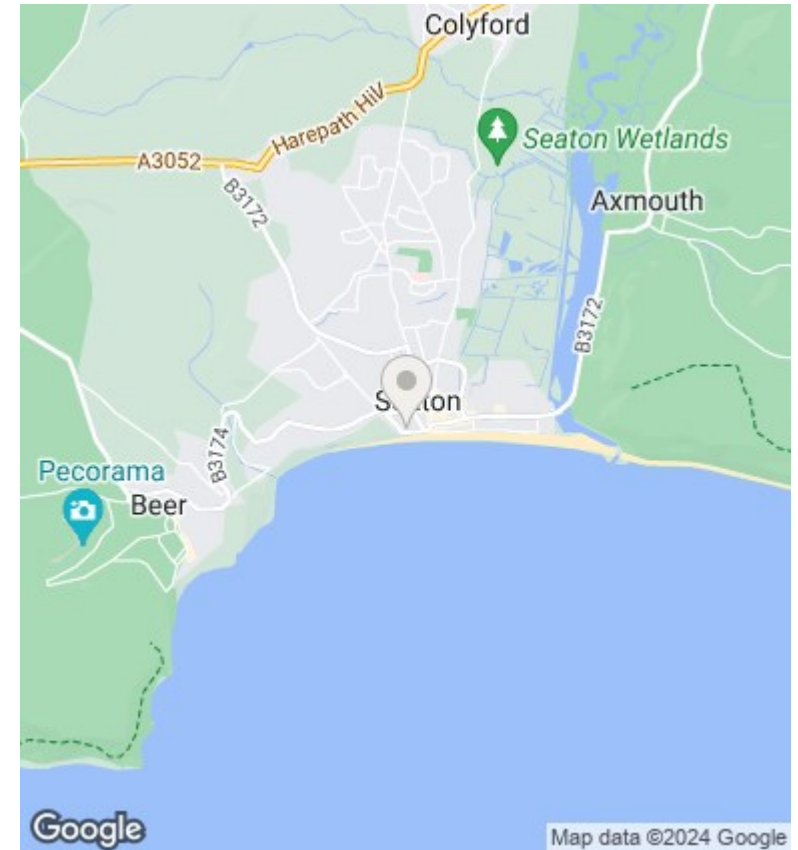
## **RESTRICTIONS**

No holiday letting is permitted. Assured Shorthold Tenancies (6 months etc) are allowed.

GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq ft. (59.5 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency at the time.  
Made with SketchUp 12.0.24



## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	