



3 Alleyn Court, Seaton, EX12 2JX

Asking Price £155,000 Leasehold

- A first floor purpose built apartment
- Living room with southerly aspect
- Gas central heating & sealed unit double glazing
- NO ONWARD CHAIN
- Highly convenient, peaceful location-walking distance to town/beach
- Good sized kitchen/dining room
- Communal gardens & residents parking
- Two bedrooms
- Family bathroom
- Single garage en bloc

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A well presented, first floor purpose built apartment located in this popular development within walking distance of the beach and town centre amenities. The property has recently been redecorated and offers accommodation including an entrance hall, living room with view across the town towards the sea, modern kitchen/dining room, two bedrooms and family bathroom. Outside there are communal gardens, a residents clothes drying area and residents refuse/bin storage area. The property also benefits from a SINGLE GARAGE en bloc directly opposite the flat. NO ONWARD CHAIN



Council Tax Band: B



COMMUNAL ENTRANCE

With stairs leading to first floor

FRONT DOOR

Leading to

ENTRANCE HALL

Double fronted storage cupboard, radiator, doors leading to

LIVING ROOM

13'00" x 12'02" (3.96m x 3.71m)

With open outlook in a southerly direction across the town towards the sea beyond. Radiator.

KITCHEN/DINING ROOM

12'04" x 9'02" (3.76m x 2.79m)

Comprehensively fitted with roll top work surfaces, drawer units, cupboard units, eye level wall units, space for cooker, plumbing for washing machine, single drainer stainless steel sink unit, wall mounted gas boiler. Space for dining/breakfast table. Space for fridge/freezer. Aspect over the front of the property.

BEDROOM ONE

13'08" x 11'04" (4.17m x 3.45m)

Aspect in a southerly direction over the gardens, radiator.

BEDROOM TWO

8'11" x 6'03" (2.72m x 1.91m)

Aspect over the gardens, radiator, built in wardrobe.

BATHROOM

8'11" x 6'03" (2.72m x 1.91m)

Fitted with suite comprising a panelled bath with hand rail and shower attachment, pedestal wash hand basin, low level WC, radiator, built in linen cupboard.

TENURE

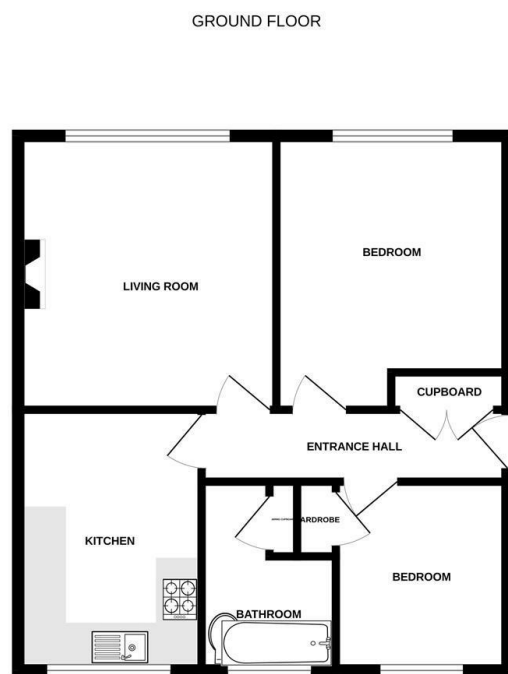
The property benefits from a Share of Freehold title with the remainder of a 999 year lease from 1975 (approx 949 years to run) We are advised the service charge is approx £102 per month (£1224 annually)

SERVICE CHARGES

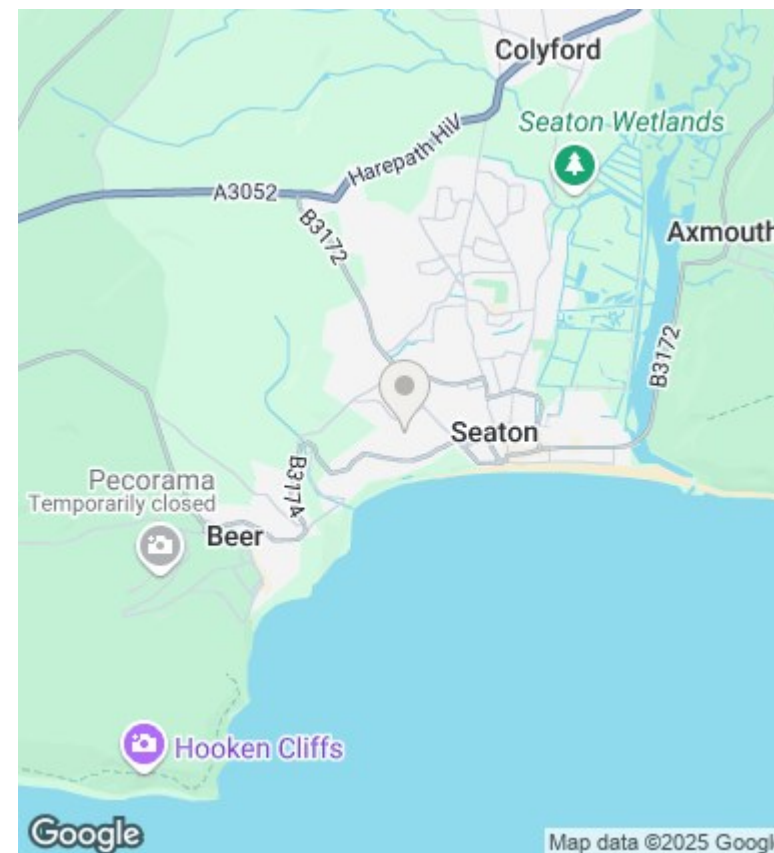
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OUTSIDE

Alleyn Court , situated in a peaceful cul-de-sac, was constructed in 1975 and offers communal gardens & unallocated residents parking, The property also benefits from a single garage (measuring (approx 16'5" x 8'06") en-bloc with an up and over door.



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 mis-statement. This plan is for information 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 is given for their accuracy or efficiency can be given. Made with MyMapplan 10/2025



Directions

Viewings

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

Council Tax Band

B

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