



Lazy Days



# Lazy Days Highcliffe

, Seaton, EX12 2PS

Axminster: 8 miles Honiton: 11.5 miles Sidmouth: 10 miles

Three bedroom detached house with coastal views over Beer and Seaton, landscaped gardens, driveway parking and garage.

- Detached
- Sea Views
- Driveway Parking
- Council Tax Band F
- Three Bedrooms
- Garden
- Freehold
- EPC band E

Guide Price £750,000

## SITUATION

Lazy days occupies an elevated position with glorious coastline views.

Seaton is part of the world-renowned Jurassic Coast, with a mile-long beach, Seaton wetlands and right on the South West Coastal path. Particular mention also goes to the picturesque streets and a range of facilities including supermarket, Post Office, doctors surgery, restaurants, inns and independent shops. The nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth, whilst the picturesque Dorset town of Lyme Regis, with its famous Cobb, is within easy reach.

There is a great selection of local primary and secondary schools, including the incredibly well regarded and sought after Colyton Grammar School, listed in the top 10 grammar schools in the country.



## DESCRIPTION

This impressive family home occupies an enviable position overlooking the sea. Situated in a quiet cul de sac, Lazy days offers versatile and spacious accommodation with glorious coastline views. The property is being sold with no onwards chain.

On the ground floor is a 21 ft double aspect living room with patio doors overlooking the garden and views. There is a fitted kitchen, with further doors leading to the garden and a range of appliances with space for a dining table. You will also find a cloak room and utility room on the ground floor.

On the first floor are two good sized bedrooms and two fully fitted bathrooms. Stairs rise to the second floor where you will find the main bedroom suite with ensuite and dressing room.

## OUTSIDE

To the rear of the property is a beautifully maintained landscaped garden. There are a variety of shrubs and borders, a patio area, with the rest of the garden being laid to lawn. The garden benefits from lovely sea views. There is a summer house at the end of the garden.

The property benefits from a single garage, two small storage outbuildings and driveway parking, accessed via a five bar gate. The front garden is also beautifully maintained with a variety of plants and flowers.

## SERVICES

All mains services connected. Gas fired central heating.

## DIRECTIONS

What three words/// laughs.stencil.ashes



These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		49	80
EU Directive 2002/91/EC			

