



A WELL APPPOINTED TOP FLOOR FLAT, CONVENIENTLY SITUATED IN THE HEART OF SEATON TOWN CENTRE AND WITHIN METRES OF THE SEAFRONT



Flat 3, 7 Marine Place, Seaton, Devon EX12 2QJ  
Guide Price £150,000

- Top Floor Flat
- Ideal Investment Opportunity
- Town Centre Location
- Metres from the Seafront
- 2 Bedrooms
- Further Attic Room
- Living Room/Kitchen
- Bathroom
- No Onward Chain

Flat 3, 7 Marine Place is a well appointed top floor flat situated in a period conversion within the heart of Seaton town centre.

It is located metres from the seafront and ideally positioned for the town amenities, presenting an ideal investment opportunity for discerning purchasers.

The accommodation briefly comprises of an entrance hall, family bathroom, living kitchen area, two bedrooms and a further attic room. The property is also offered to the market with no onward chain.

#### The Accommodation Comprises:

Communal hall and stairs rising to upper floors. Private entrance door from landing with stairs rising to:

#### FLAT 3

##### Hall

Carpeted, smoke alarm, double glazed windows affording part country views.

Doors off to:

##### Living Room/Kitchen

16'7" x 12'10" (5.05m x 3.91m)

With double glazed window affording partial country views.

Night storage heater. Feature fireplace. Part carpeted/part vinyl flooring.

Kitchen area with matching wall and base units with laminate worktops and inset stainless steel single bowl sink and drainer.

Integrated electric oven and hob with cooker hood over.

Door from kitchen area to:

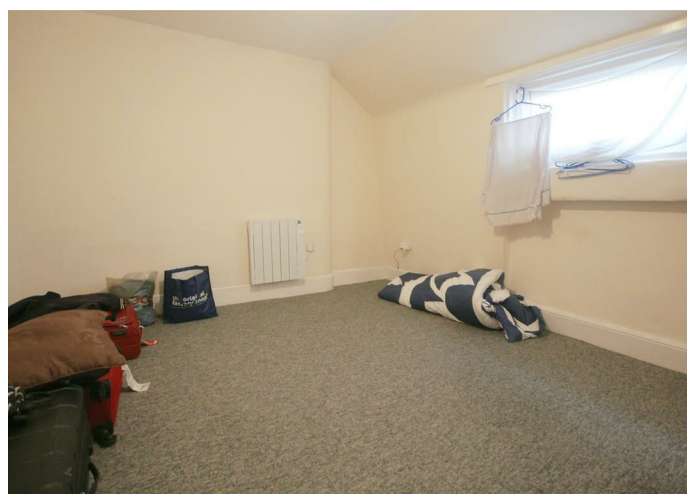
##### Bedroom 1

12'5" x 10' (3.78m x 3.05m)

With double glazed window, electric radiator, carpet.

##### Bathroom

With vinyl flooring and extractor fan. Part tiled and shower boarded. Heated towel rail, WC, pedestal hand basin, panelled bath with shower over.



## Bedroom 2

12' x 8'2" (3.66m x 2.49m)

With double glazed window, electric radiator, carpet.

Stairs from hall rising to:

## Attic Room

12'3" x 8'11" (3.73m x 2.72m)

With Velux window, eaves storage, carpet, smoke alarm.

## MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: A

Tenure: Leasehold

Buyers are kindly advised to research the history of this property and enquire with the marketing agent prior to arranging a viewing.

We understand the flat is held on a 999 year lease from 2008, with each flat in the building owning a share of the freehold. Maintenance of the building is shared between the leaseholders and the current owner makes a one quarter contribution towards maintenance costs and buildings insurance. Please enquire for further information.

Please note that there is no dedicated parking for this property.

## SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Electric heating

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

## VIEWING

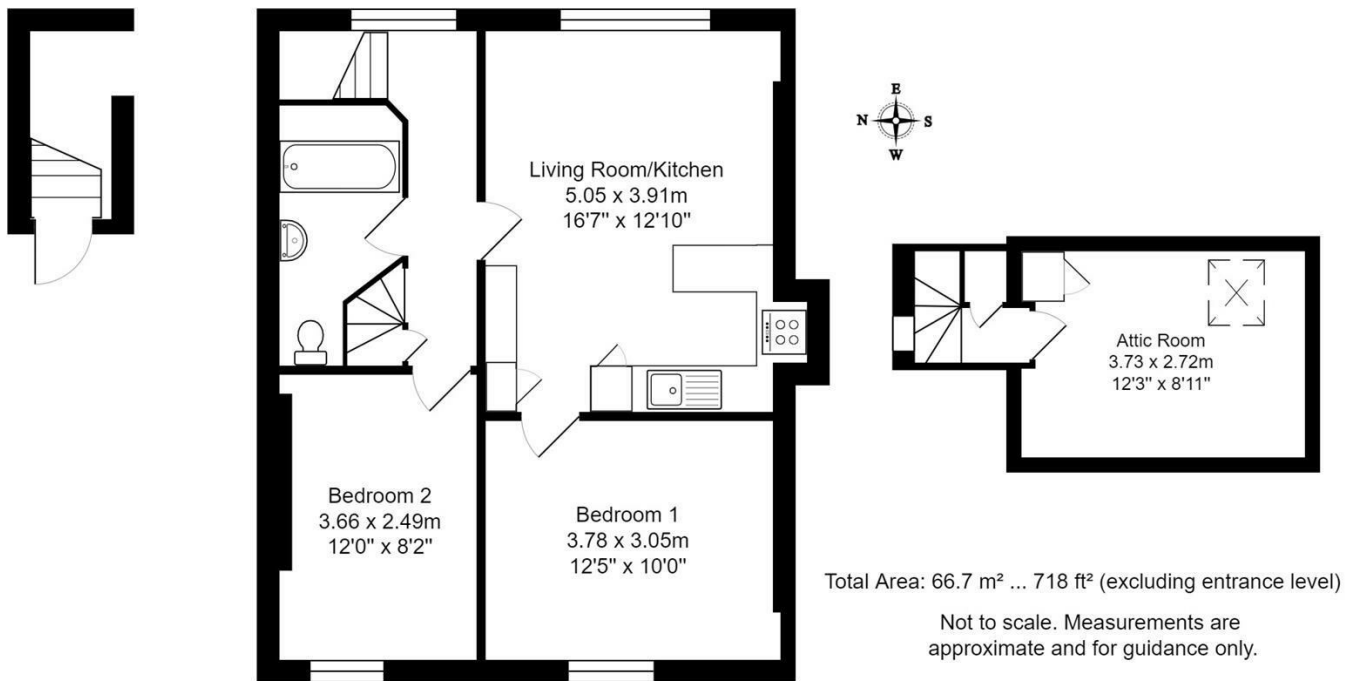
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

## DIRECTIONS

From our office in Lyme Regis, proceed out of the town via Sidmouth Road, following the signs to Rousdon. Continue along the B3652 and upon reaching Boss Hill Cross, take the left hand turning signposted for Seaton. Upon reaching the centre of Seaton, the property can be found off Fore Street, approached via the communal front door, next to Paul's Bakery, with Flat 3 being located to the top floor of the building.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



**NOTES:**

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
  - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
  - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
  - 2.3 **Plans where shown are for identification purposes only – not to scale.**
  - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4672**