Cliff Castle, Castle Hill

STAGS

Cliff Castle, Castle Hill

, Seaton, EX12 2QW

What3Words: ///sharpened.loudly.sheds

An exceptional penthouse apartment enjoying spectacular panoramic sea views from a landmark Grade II Listed Victorian building

- Penthouse apartment
- Panoramic sea views
- South-facing balcony
- Single garage
- Share of freehold
- Grade II Listed
- Three bedrooms
- Lift to all floors
- Town centre location
- Council Tax Band B

Guide Price £295,000

SITUATION

Cliff Castle occupies a commanding position on Seaton's seafront, enjoying some of the finest views along the Jurassic Coast. The property is conveniently situated within easy reach of the town centre, beach, seafront amenities, bowling green and tennis courts, whilst benefiting from spectacular panoramic views across Lyme Bay towards Beer Head and, on clear days, as far as Portland Bill.

DESCRIPTION

An impressive penthouse apartment occupying the top floor of the landmark Grade II Listed Cliff Castle, a striking Victorian building converted into a collection of character apartments. Enjoying a privileged elevated position, the apartment takes full advantage of the spectacular sea and coastal views for which the building is renowned.

Accessed via a communal entrance hall with lift serving all floors, the accommodation comprises a welcoming entrance hall, a spacious dual-aspect sitting room with sliding doors opening onto the south-facing balcony, a fitted kitchen with a range of integrated appliances and attractive views across the town and surrounding countryside, three bedrooms and a recently updated shower room.
The principal bedroom enjoys magnificent views across Seaton Bay and benefits from built-in storage, whilst the second bedroom enjoys far-reaching views towards Axmouth and the Axe Estuary. The apartment has been improved by the current owner and benefits from gas-fired central heating and uPVC double glazing throughout.

OUTSIDE

A particular feature of the property is the enclosed south-facing balcony, positioned between the building's distinctive turret features and providing a superb space from which to enjoy the panoramic coastal views stretching along the Jurassic Coast.
The property further benefits from a single garage with a recently fitted up-and-over door, providing useful parking or storage.

SERVICES

Mains electricity, water, drainage and gas. Gas-fired central heating.
Ultrafast broadband available, good mobile signal with all major networks (Ofcom, 2026).

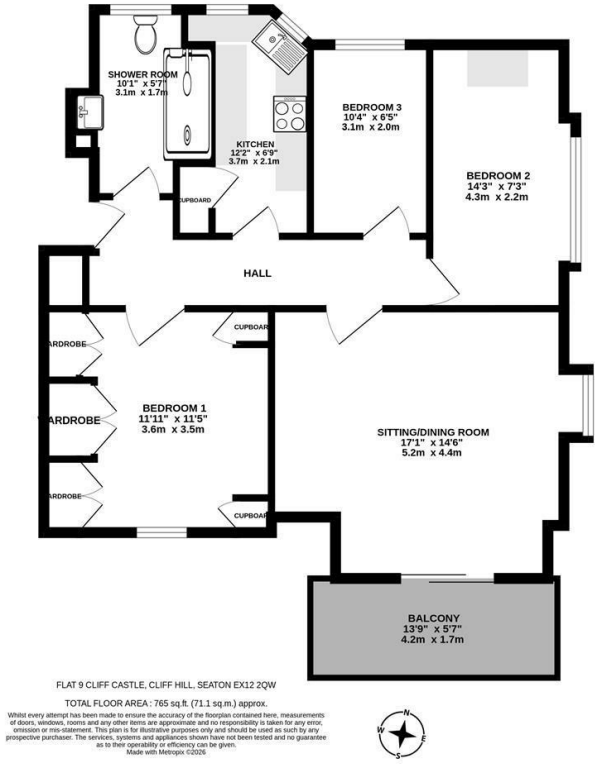
LEASEHOLD

Tenure: 999-year lease from December 1987 with a 1/10th share of the freehold.
Service Charge: £225 per calendar month, including maintenance and cleaning of communal areas, buildings insurance and contributions towards reserve funds.

AGENTS NOTE

Holiday letting is not permitted within the development.

PENTHOUSE
765 sq.ft. (71.1 sq.m.) approx.



FLAT 9 CLIFF CASTLE, CLIFF HILL, SEATON EX12 2QW

TOTAL FLOOR AREA : 765 sq.ft. (71.1 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 mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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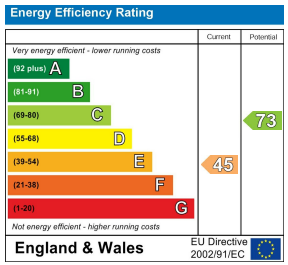

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