



28 Fore Street



**STAGS**



# 28 Fore Street

, Seaton, Devon, EX12 2AD

Sea front 0.2 miles, Lyme Regis 7 miles [///visitor.novelists.headed](http://visitor.novelists.headed),

## Stylish four bedroom town house with polish concrete floor and roof terrace.

- 4 Spacious bedrooms
- Extended and improved
- Open plan living space
- 4 Storey accommodation
- Freehold
- Town centre position
- Historic terraced house
- West facing courtyard garden
- No onward chain
- Council tax band C

## Guide Price £475,000

### SITUATION

Set in the heart of Seaton's conservation area, within easy walking distance of shops and the seafront, the property enjoys a prime position close to main amenities.

### DESCRIPTION

The accommodation is arranged over four floors, combining character features with contemporary style, including rendered elevations, timber windows and a slate roof.

The semi-open plan layout downstairs includes underfloor heating. To the front, a cosy sitting room with wooden floor and a traditional fireplace flows into a stylish kitchen/dining space with polished concrete flooring and a skylight. The kitchen offers sleek wooden cabinetry, modern appliances, and a micro cement worktop, while the dining area opens via bi-fold doors to the garden patio. There is a utility/cloakroom.

The next two floors offer four stylish double bedrooms and bath/shower rooms on each level.

The former attic space features exposed roof timbers and a small flying freehold, opening onto an impressive roof terrace with views across rooftops to the sea.

### OUTSIDE

The west- and south-facing garden provides a peaceful retreat with a split-level design. A paved patio is ideal for al fresco dining, complemented by a raised decking area surrounded by mature greenery and a stone retaining wall for privacy.

### SERVICES

Mains water, electricity, drainage, and gas. Gas-fired central heating (underfloor on the ground floor). Ultra-fast fibre broadband available. Mobile signal good outdoors on EE, Three, Vodafone, and O2 (Ofcom).










IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			71
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk  
01404 45885



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London