



Flat 2, Seaforth Lodge Old Beer Road



# Flat 2, Seaforth Lodge Old Beer Road

Seaton, EX12 2PZ

what3words: ///tens.rucksack.classics

Spacious two bedroom apartment with open plan living, set in an elevated position and enjoying spectacular sea views

- Historic period building
- Two double bedrooms
- Garage and parking
- Panoramic Sea Views
- Share of Freehold
- Hallway and open plan living area
- Two bathrooms (one en suite)
- Communal Gardens
- Scope to modernise
- Council Tax Band B

## Guide Price £225,000

**SITUATION:** Occupying an elevated position on the sought-after Old Beer Road, this apartment enjoys outstanding and uninterrupted views of the sea and the Jurassic Coastline towards Seaton Bay and Bear Head.

Set in a peaceful location above picturesque Seaton Hole Beach, the property is just a five-minute walk from the South West Coast Path. The esplanade, together with independent shops, local pubs, restaurants and other amenities, are also within easy walking distance.

**DESCRIPTION:** A bright, well proportioned apartment with charming period features. The open plan kitchen and living area are designed to take full advantage of the exceptional sea views, creating an excellent space for both relaxing and entertaining.

The property would benefit from modernisation, offering excellent scope to update and personalise. There are two bedrooms, one with ensuite shower room, and there is another separate bathroom. The main bedroom enjoys views over the communal gardens and towards the sea.

**OUTSIDE:** A shared gravel driveway leads to the property and its communal garden, which is mainly laid to lawn and enjoys impressive sea views. The property also benefits from a single, double-height garage with power, water and ample storage space, together with outside parking for one vehicle. Extensive external works, including decoration and repairs to the south and west elevations and the property's Victorian balconette, are currently under way and due to complete by Autumn 2026.

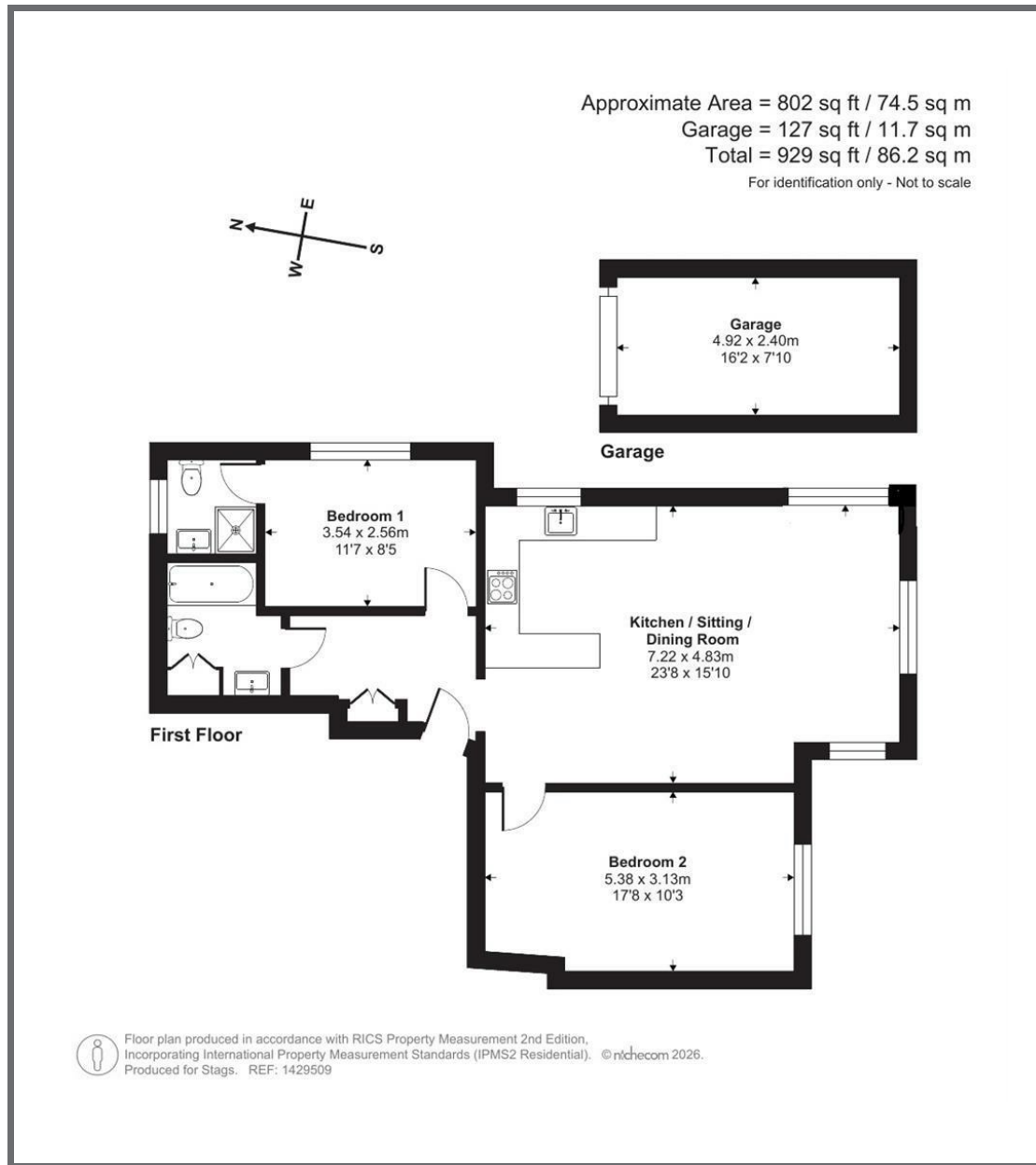
**AGENTS NOTE:** Old Beer Road and the surrounding coastline are affected by coastal erosion risk. Work has begun on a £1.4m improvement scheme for the coastal defences. Further details can be found by searching "Seaton Beach Management Plan". Prospective purchasers are advised to make their own enquiries, as this could affect the availability of mortgage finance.

**SERVICES:** The property is Share of Freehold, held on a 999-year lease from 29 September 1986. The service charge is £160 per month. All mains services are connected, with gas central heating. Mobile coverage is good, and standard and superfast broadband are available (Ofcom, 2026).





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		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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