



Cliff Castle, Castle Hill



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, 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

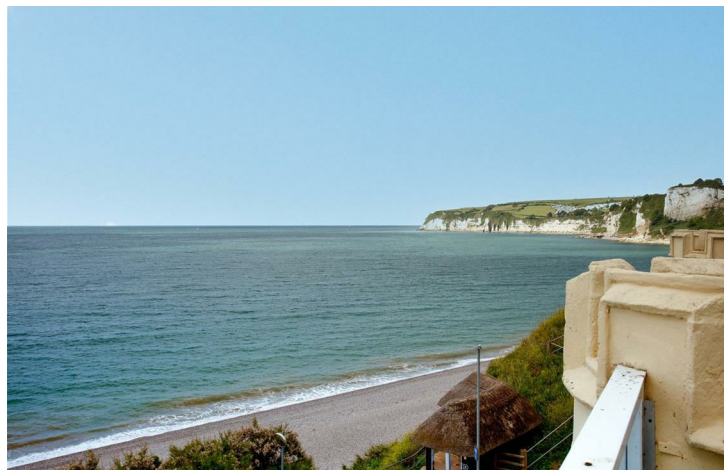
Guide Price £325,000

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

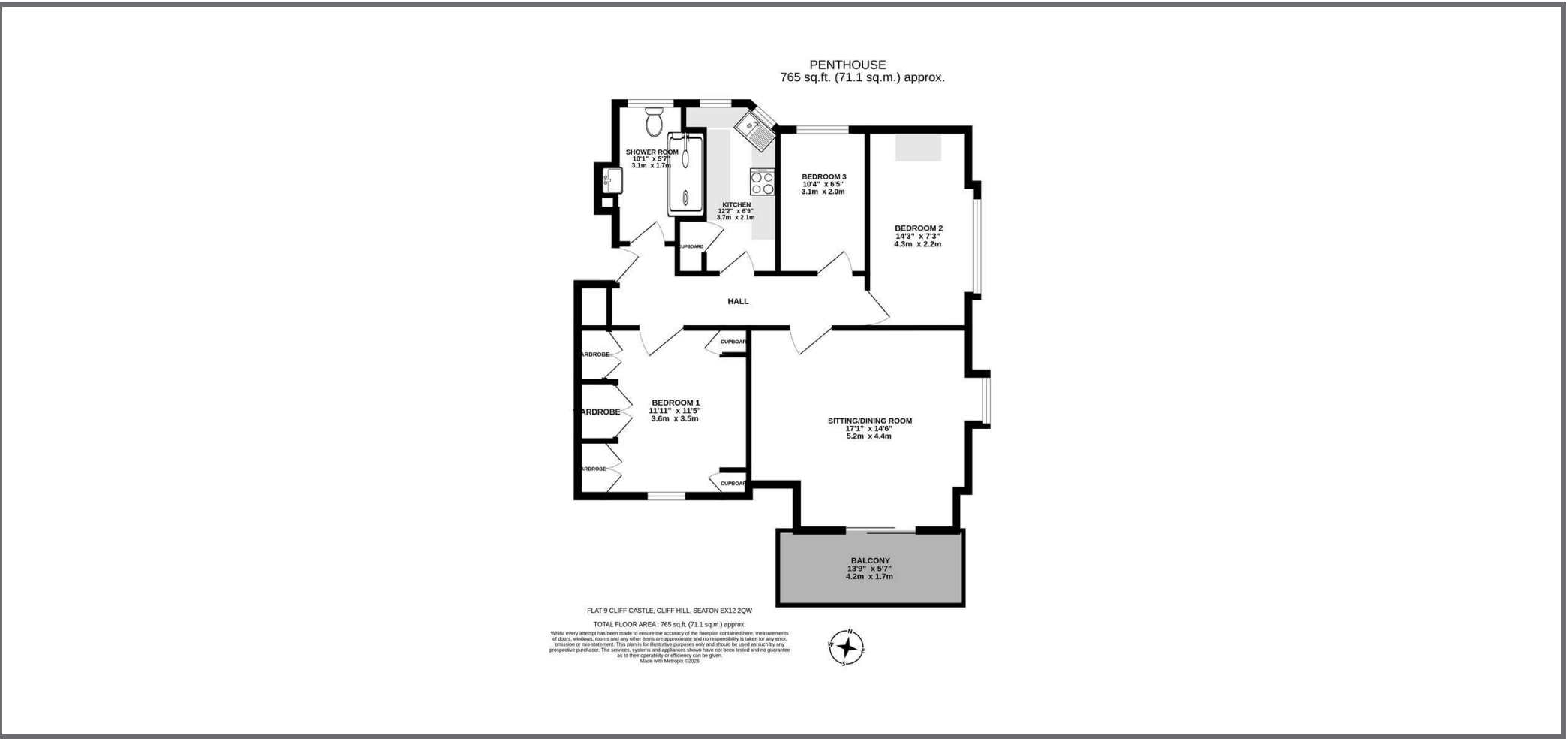
Tenure: 999-year lease from December 1987 with a 1/10th share of the freehold.

Service Charge: £225 per calendar month, including maintenance and cleaning of communal areas, buildings insurance and contributions towards reserve funds.

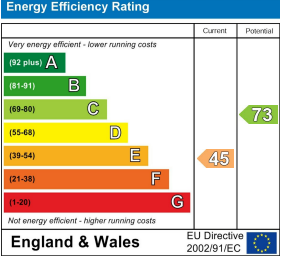
AGENTS NOTE

Holiday letting is not permitted within the development.





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.



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