



Flat 1, Cedric House 26 Beer Road



STAGS

Flat 1, Cedric House 26

, Seaton, EX12 2PD

What3Words: ///responded.upstairs.shuttered

A well-presented one bedroom apartment occupying the ground floor of a period Victorian property situated in the heart of a coastal town

- Ground Floor Apartment
- Close to the Beach
- Double Bedroom
- Period Features
- Share of Freehold
- No Onward Chain
- Town Centre Location
- Modern Bathroom
- Courtyard Garden
- Council Tax Band B

Guide Price £210,000

SITUATION

Beer Road is conveniently situated within easy reach of the town centre, seafront and beach. Seaton offers a good range of everyday amenities, including shops, supermarkets, cafés, schools and a popular beach, whilst the nearby Jurassic Coast and South West Coast Path provide excellent opportunities for walking and outdoor pursuits. Honiton, approximately 9 miles away, offers a mainline railway station with services to London Waterloo and access to the A30.

DESCRIPTION

Flat 1 Cedric House is an immaculately presented ground floor apartment forming part of an attractive Victorian conversion of just three apartments. The apartment offers well-proportioned accommodation, combining period charm with modern comforts. Character features include high ceilings, decorative coving, deep skirting boards, a bay window and an elegant marble fireplace. The accommodation comprises an entrance hall, spacious sitting/dining room, fitted kitchen opening into a conservatory with access to the enclosed rear courtyard, a generous double bedroom and a well-appointed bathroom with both a bath and separate walk-in shower.

OUTSIDE

To the front of the property is a gravelled garden with mature hedging, whilst to the rear is an enclosed, low-maintenance courtyard garden bounded by natural stone walls, with a covered area beneath the overhang of the building. Although there is no parking with this property there is unrestricted parking areas close by or alternatively, a parking permit can be purchased for use in the local car parks through East Devon District Council. The nearest car park to this property is only a stone's throw away.

SERVICES

All mains services connected. Gas central heating. Good mobile signal inside and outside with all major networks. Ultrafast broadband available (Ofcom, 2026).

TENURE

We understand that there is a 999-year lease with this property which commenced in 2010. This flat owns a third of the freehold.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.





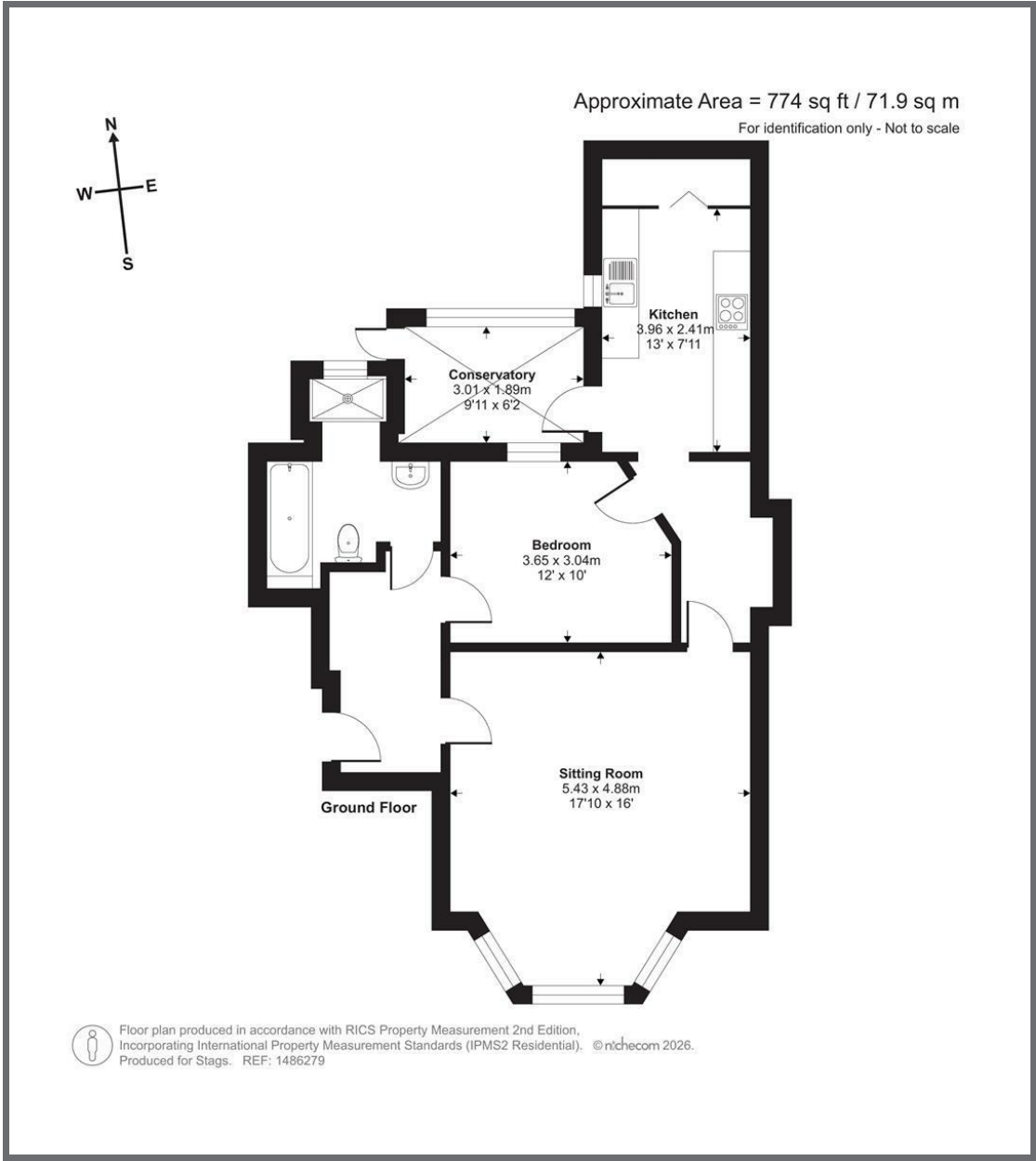
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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