



Panorama



# Panorama

Highcliffe Close, Seaton, Devon, EX12 2QA

Sea Front 0.9 miles, Lyme Regis 8.3 miles, Sidmouth 9.8 miles

## Coastal home with large gardens and stunning views

- Stunning sea views
- Modern kitchen/dining room
- Large garden
- Living room with sea views
- Freehold
- Five bedrooms (2 en-suite)
- Self contained Annexe
- Driveway
- Modern family bathroom
- Council tax band D

Guide Price £475,000

### AGENTS NOTE

Please note that Old Beer Road at the bottom of the garden, has been closed since 2012 following a landslip/cliff erosion. Search 'Seaton Beach Management Plan' for further information. This is likely to affect the ability for obtaining a mortgage.

### SITUATION

Positioned along a quiet close with glorious views across Lyme Bay, the property enjoys a seaside location between the town of Seaton and fishing village of Beer.

Seaton offers a wide range of shops and services including supermarkets and educational facilities, whilst the nearby village of Beer provides convenience stores and recreational facilities including a sailing club.



## DESCRIPTION

Panorama is a detached chalet style, five bedroom bungalow situated in a quiet close with incredible sea views, and a self contained annexe.

The current owners have upgraded this property in their ownership and the accommodation is spacious, light and well presented throughout. On the ground floor is a lovely triple aspect living room with fantastic sea views and bi folding doors leading to a raised deck. There is a modern fitted kitchen/dining room with a utility room. The master bedroom with ensuite also benefits from sea views, and a door leading to the garden. There are two further bedrooms on the ground floor, one with an ensuite shower room and the downstairs cloakroom.

On the first floor are two further bedrooms and a family bathroom with a shower.

## OUTSIDE

There are stunning sea views from all areas of the garden, which is mainly laid to lawn with shrubs and flower borders, as well as a wild flower meadow. Tucked away with access from the sitting room is a sunny patio to sit and appreciate the wonderful views. There is a private driveway and a self contained one bedroom annexe.

## SERVICES

All mains services connected.

## DIRECTIONS

From the centre of Seaton follow the signs to Beer along the B3174 and turn left in to Old Beer Road. Turn right into Highcliffe Close, the property is the first on the left.



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	
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	
Current	
	59
Potential	
	82
EU Directive 2002/91/EC	

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