



WELCOME TO **SEATON BEACH**



A unique development of beautifully designed sea front apartments reflecting their coastal surroundings



SEATON BEACH

STUNNING HOMES IN A SPECIAL PLACE

As a resident of Seaton Beach apartments, you will find a gently sloping pebble beach just 20 metres from your front door and enjoy panoramic balcony views across Lyme Bay.

You will have the pleasure of residing in a charming seaside town on the Jurassic Coast which is a UNESCO World Heritage Site and an area of outstanding natural beauty.

RESPECTING & REFLECTING THE ENVIRONMENT

The spacious and elegant apartments will honour their stunning marine environment by reflecting it in meticulous design and respecting it by using tried and tested eco-friendly technology that uses very little energy.

SAFE, SECURE & FOREVER

Because the way you move around your home may change over time, the apartments will meet the 'Lifetime Homes Standard'. This will enable adaptations to be made so you can remain in the home you love forever.

A "Secured by Design" Gold Award guarantees the incorporation of features that will enhance your physical security and protection against crime.



*"I have found what I always wanted -
a home that is good for my soul,
my pocket and the planet"*

Purchaser of Unit 2





"Design is where science and art break even"

Mieke Gerritzen



ENJOY BALCONY LIVING

Large south facing balconies extend your living space to the outdoors. You can relax in the sun or entertain friends all year round with privacy from your neighbours.

MIRRORING THE SEASCAPE

The curved design of the sea front balconies will echo the shape of the bay. The use of colour will reflect the beautiful hues of the Axe cliffs.

View from Seaton Beach 2nd floor balcony looking east towards the marina.



Healthy homes that don't cost the earth

Your health and wellbeing will flourish in a "cool in the summer" & "warm in the winter" home, full of light. A constant supply of silently circulated filtered pure air means you won't have to step onto the balcony to breathe fresh air. It takes very little energy to deliver this comfort, so your low fuel bills will astound you.

Solar panels minimise the running costs and reduce the carbon footprint. Triple glazing, extra insulation and airtight construction keeps your home cosy.

Features like these are what makes Seaton Beach apartments Passivhaus certified, as verified by independent specialist assessors. An iconic building designed by experienced RIBA Architects "Gale and Snowden" who specialise in Eco design.

Passivhaus technology is not new, the Germans pioneered this 30 years ago and its success is proven around the world.





Outside

PRIVACY & SECURITY

Boundary walls secure this private space from unwanted visitors.

The parking area is accessed via a remote control security shutter. This allows for the unloading of vehicles in a weatherproof area with level access to the eco-friendly lift.

PARKING

The rear parking zone has a pergola covering most parking bays and planted borders. Each apartment has its own allocated space and a power outlet for charging electric cars. There are also two parking bays for visitors.

There will be a single garage for sale to one of the apartment owners after all sales have been completed.

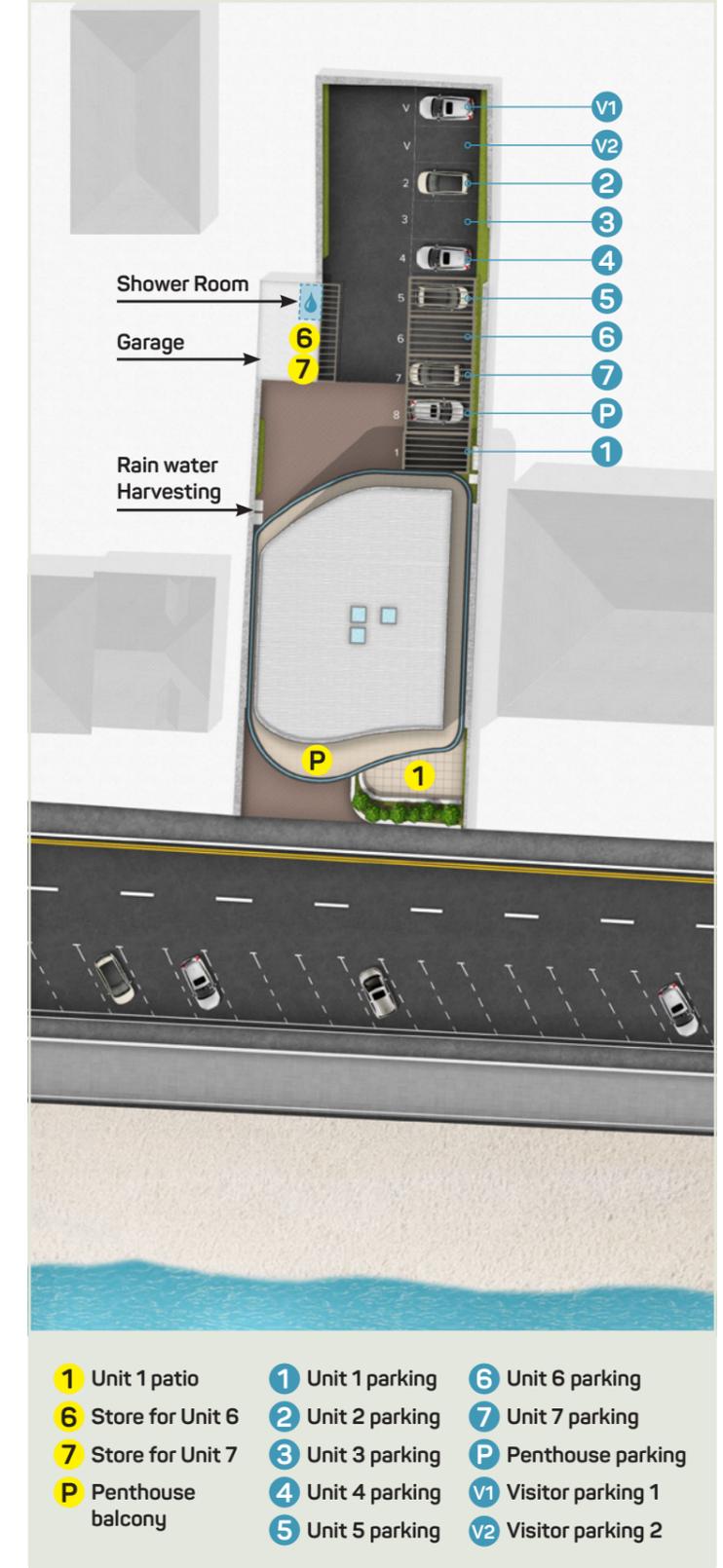
BEACH SHOWER & STORAGE

Designed with coastal and country living in mind there will be a communal ground floor shower and toilet in the rear parking area.

Each apartment will have its own ground floor storage locker, for larger items like kayaks, paddleboards and golf clubs with a power supply for electric bikes, mobility scooters etc.

A lift serves all floors and the spacious communal areas are designed for low maintenance.

SITE PLAN





Inside

STYLISH & SPACIOUS

You will experience a sophisticated space filled with natural light thanks to the open plan kitchen and living room and the southerly aspect.

The beautiful sea views across the bay merge with the inside through large triple glazed lift and slide patio doors.

The apartment will have a fully fitted, sleek and contemporary kitchen and bathroom.

The elegance of your living space will be separated from the operational side of daily life with a discreet utility room.

THE DOUBLE BEDROOMS

The double bedrooms boast impressive northerly views of the Axe Estuary and the valleys beyond through large windows. The master bedroom has an en suite with a shower.

The large family bathroom has a large bath with shower over.

Everything in the apartments will be finished to a high specification.

View from Seaton Beach 2nd floor balcony looking West towards Beer Head.

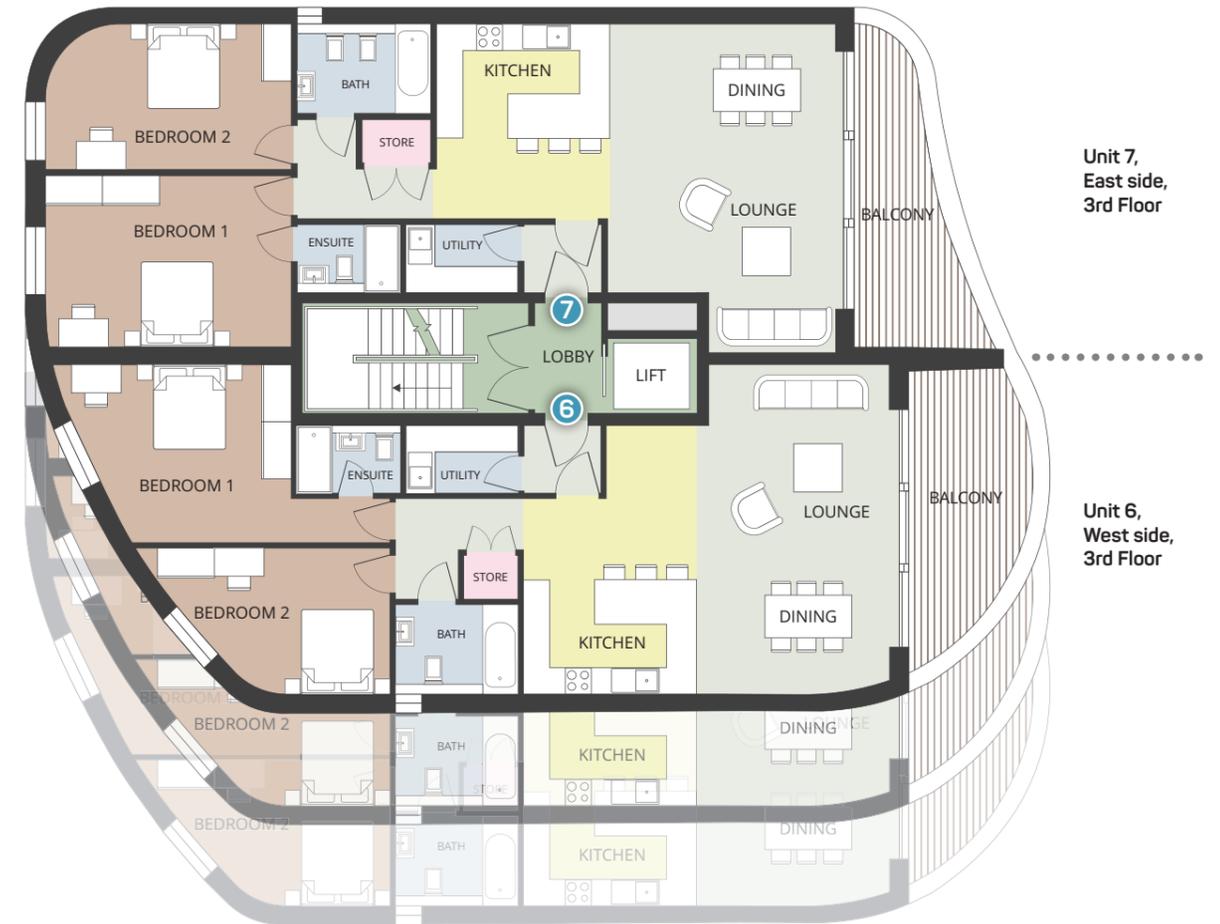




GROUND FLOOR



1ST, 2ND & 3RD FLOOR



APARTMENT 1 ON GROUND FLOOR

Lounge/Diner	6.66m x 4.95m (21'10" x 16' 3")
Kitchen	3.88m x 3.60m (12'9" x 11'10")
Bedroom One	5.00m x 3.77m (16'5" x 12'4")
Bedroom Two	5.00m x 2.87m (16'5" x 9'5")
Main Bathroom	2.83m x 1.70m (9'3" x 5'7")

TOTAL Internal Floor Area	101 sq m (1,083 sq ft)
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PLUS Outside Patio	33 sq m (355 sq ft)
Apt 1 Store	1.9m x .9m x 1.23m tall End of parking bay 1

GROUND FLOOR STORES

Apt 2 Store	1.8m x .9m x 2.8m tall Undercroft 2
Apt 3 Store	1.8m x .9m x 2.8m tall Undercroft 3
Apt 4 Store	1.8m x .9m x 2.8m tall Undercroft 4
Apt 5 Store	1.8m x .9m x 2.8m tall Undercroft 5
Apt 6 Store	1.8m x .8m x 2.1m tall Side of garage opposite bay 6
Apt 7 Store	1.8m x .8m x 2.1m tall Side of garage opposite bay 7
Apt 8 Store	1.8m x 1.4m x 3m tall Outside of Undercroft to North
Store 9	Communal and Water Meters Under stairs

APARTMENT 2, 4 & 6 (WEST SIDE)

Lounge/Diner	7.00m x 4.36m (23' x 14' 4")
Kitchen	5.70m x 3.60m (18'8" x 11'10")
Bedroom One	3.77m x 5.00m (12'4" x 16'5")
Bedroom Two	3.10m x 5.30m (10'2" x 17'5")
Main Bathroom	1.92m x 2.58m (6'4" x 8'6")

TOTAL Internal Floor Area	102 sq m (1,090 sq ft)
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PLUS Outside Balcony	13.0 sq m (143 sq ft)
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APARTMENT 3, 5 & 7 (EAST SIDE)

Lounge/Diner	7.00m x 5.00m (23' x 16' 5")
Kitchen	4.10m x 3.60m (13'5" x 11'10")
Bedroom One	3.64m x 5.34m (11'11" x 17'6")
Bedroom Two	3.10m x 5.34m (10'2" x 17'6")
Main Bathroom	1.92m x 2.83m (6'4" x 9'3")

TOTAL Internal Floor Area	106 sq m (1,141 sq ft)
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PLUS Outside Balcony	12.4 sq m (133 sq ft)
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THE PENTHOUSE



SPECIFICATION

General

- Private parking space designated for the property to the rear of the building.
- Lift access with easy to use in and out doors to all floors.
- Colour video entry door system for your convenience and safety.
- Acoustic properties in excess of building regulation standards ensure peace and quiet.
- High quality Quantum kitchens with Silestone worktops designed by Fords of Sidmouth.
- Branded, low energy, white goods, including an induction hob, high tech oven with hide and slide door, fridge freezer, dishwasher and washing machine, all fully fitted to meet your needs.
- Contemporary styled quality family bathroom and en-suite designed and installed by Fords. Wall hung WC and vanity unit under wash basin in the bathrooms.
- All bathrooms, fully tiled to your choice, with walk in large shower space in en-suite and generous bath with shower over in the family bathroom.
- High performance triple glazed marine grade windows and "lift and slide" large patio doors, open onto the south facing balcony with curved glass and brushed chrome balustrades.
- Triple glazed windows designed for ease of cleaning from the inside safely.
- TV and satellite connections for digital plus high-speed communal broadband wired for Cat 6 and exclusive Wi-Fi.
- Solid core Oak finished doors and quality ironmongery all with 10 years warranty.
- The building will be gold standard "Secured by Design" with a robust access strategy.
- "Lifetime Homes Compliant" ensures plenty of room & wide doors to meet all your needs.

Eco

- Passivhaus Certification ensures high comfort levels and low energy requirements and therefore very low energy bills. A tried and tested international build quality mark with design verification and external build checking.
- Summer overheating is minimised due to technical design and construction process. Mechanical Ventilation and Heat Recovery provides fresh filtered air and minimal pollutants such as pollen, dust and noise.
- Energy efficient and sustainable construction with low energy lights throughout, most with dimmers.
- High specification heating with high efficiency Air Source Heat Pump (ASHP) for hot water with Mechanical Ventilation and Heat Recovery (MVHR) for fresh filtered clean air. All electric so only one standing charge.
- Solar Photovoltaic panels produce electricity from the sun to minimise the electric running costs and reduce the carbon footprint.
- The Energy Performance Certificate (EPC) for the property will be a Band A.

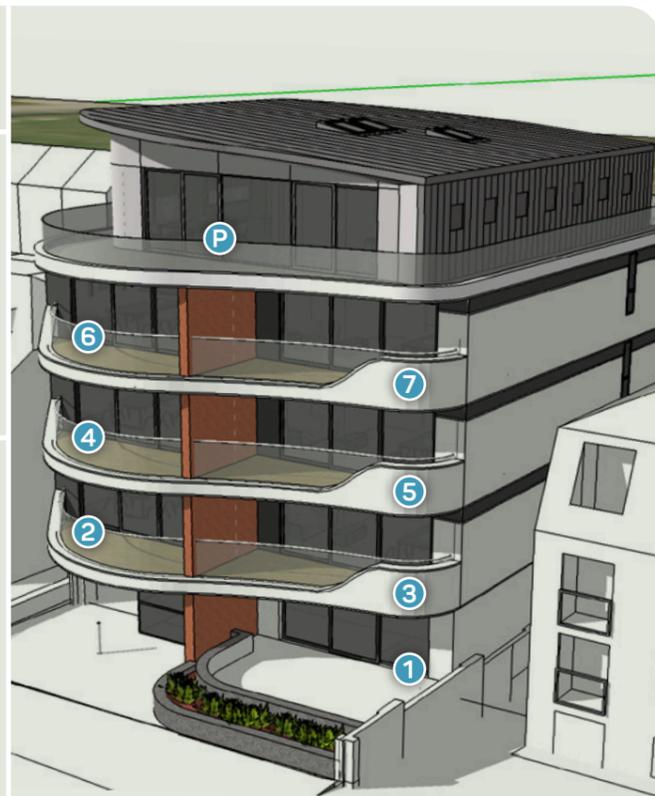
PENTHOUSE

Exclusive on top floor

Lounge/Diner	7.25m x 8.00m	(23'9" x 26'3")
Kitchen	4.32m x 4.92m	(14'2" x 16'2")
Bedroom One	5.50m x 4.15m	(18'1" x 13'7")
Bedroom Two	2.90m x 3.75m	(9'6" x 12'4")
Bedroom Three	2.90m x 4.80m	(9'6" x 15'9")
Main Bathroom	2.90m x 2.10m	(9'6" x 6'11")

TOTAL
Internal Floor Area 138 sq m (1,485 sq ft)

PLUS
Outside Balcony 79 sq m (846 sq ft)





Seaton Beach... the perfect location

Seaton is on the South Coast of Devon, nestled between Sidmouth and Lyme Regis. It sits at the heart of the Jurassic Coast World Heritage Site.

Seaton offers a range of local shops and supermarkets, plus a larger superstore just 5 minutes level walking from the development.

There is a local hospital and doctor's surgeries and good schools including the renowned Colyton Grammar School 3 miles inland.

SOMETHING FOR EVERYONE IN DEVON

Whether you want to simply breathe in the beauty of the Devon landscape or be more active, all lifestyles are possible in this stunning part of the world.

There are hundreds of miles of footpaths, bridleways and cycle routes across the county including many within walking distance such as the South West Coast Path that if followed west takes you to the beautiful fishing village of Beer. On the walk you can enjoy stunning views from the cliff tops which line the coast across Lyme Bay.

Other leisure activities and tourist attractions include golf, tennis, bowls, climbing, horse riding, water and team sports. The Seaton Wetlands Nature Reserve is within walking distance, a natural playground for wildlife and bird watching.

A modern gym, the Jurassic Coast visitors centre and the Seaton Tramway new terminus building have all recently opened. A large Premier Inn being the latest addition showing Seaton is now a "go to" destination.

FOOD & DRINK

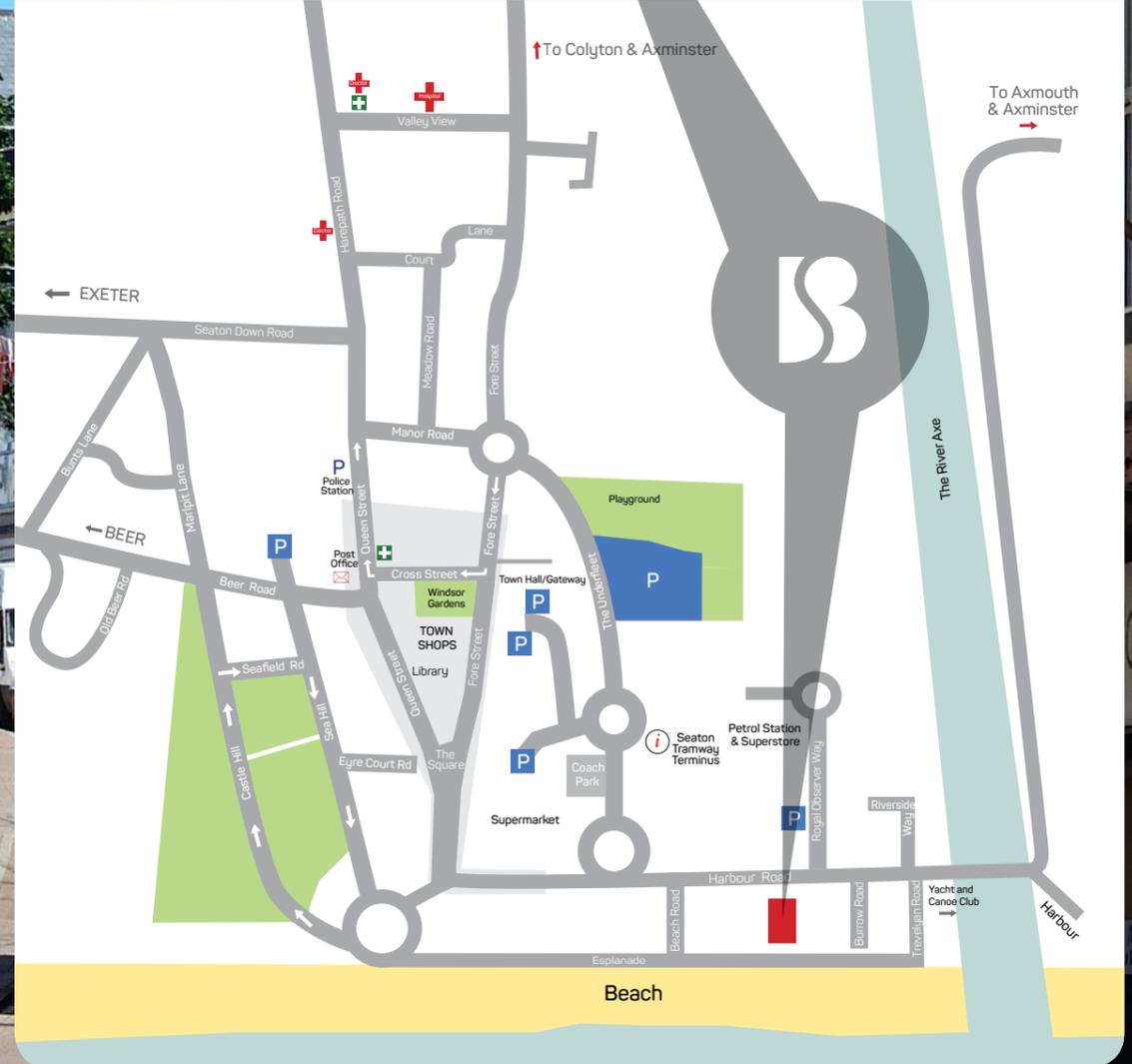
Many coffee shops, pubs and quality restaurants are within walking distance of Seaton Beach with vineyards and breweries a little further afield. The famous Devonshire cream teas must be sampled, local produce like cheese and ice cream is plentiful and fresh seafood is always on offer.

FESTIVALS & EVENTS

There is the "Seaton Eats" street food festivals over the summer months. Plus arts, craft, literary and music events nearby. The famous Seaton Grizzly running race passes your eyes from your balcony, along with numerous other seafront events including the annual carnival.

TRANSPORT LINKS

Exeter City airport is twenty miles to the west and the bus service to Exeter and Lyme Regis picks up in the Esplanade just 30 metres from Seaton Beach. The mainline rail link from Axminster to London Waterloo is six miles away. The M5 at Taunton is just 27 miles away with a pleasant drive looking over the beautiful rolling hills of Devon, Dorset and Somerset.



Fore Street, Seaton.



SEATON BEACH

PURCHASE INFORMATION TIME LIMITED OFFER

Seaton Beach apartments are due for completion in Summer 2019. Personalise aspects such as fitted wardrobes, Kitchens, Bathrooms and other options if you buy in time, so don't delay, reserve today.

Site visit by appointment only please at
Seaton Beach, East Walk, Seaton, Devon, EX12 2NP.

TENURE

999 Year Lease with 1/9 Share of the Freehold. The Penthouse will have two shares. This and the sustainable design, allows greater control of service fees.

MAINTENANCE

Forecast Budget at £1,364 maintenance/service charge per annum average per unit.

WARRANTY

A 10 year structural warranty by Checkmate will be provided.

CONTACT US

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Seaton Beach Developments Ltd. UK registered company no. 09638023.
Registered office at Keady Orchard, Boraston Bank, Tenbury Wells, Worcestershire, WR15 8LQ



Thanks to White Chalk & Manika Marketing for their help in making this brochure.
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1. MONEY LAUNDERING REGULATIONS, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. While we take care in preparing the legal pack a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. Prospective purchasers are advised that all plans, which may not be to scale, images including those on site and photographs are for illustrative and marketing purposes only, as is the furniture layout. 5. The Developer reserves the right to vary the specification at any time and all dimensions quoted are maximum, having been taken from plans and may vary depending on internal finish. 6. All choices by purchasers must be made in good time to ensure main contractor meets program, consequently some customer options may no longer be available. 7. Budget forecast for management charge is based on a similar sized block in Sidmouth, as a new build this can only be a budget figure at this stage.