



## Flat 3, 8 Westcliff Dawlish, Devon EX7 9DN



**£95,000**

Viewing Arrangements: By Appointment on ☎ 01626 245051  
Text or WhatsApp 07486 653605

Set within a charming Victorian home, this first-floor one-bedroom flat enjoys stunning sea views from both the living room and bedroom. With a 975-years on the lease and allocated parking, it offers a rare opportunity so close to Dawlish town centre. The property comprises an open-plan kitchen/living space with fitted kitchen units, oven, hob, and extractor, a bright bedroom with built-in wardrobe, and a shower room. Double-glazed windows and gas central heating are installed. The building benefits from fire detectors and well-maintained communal areas. The flat would benefit from some modernisation and presents an ideal purchase for a first-time buyer or someone looking to downsize. With shops, beaches, the train station, and amenities all within walking distance, this flat combines convenience with coastal living. Early viewing is strongly recommended.



### **Approach:**

Set back from Teignmouth Hill, 8 Westcliff is accessed via external steps leading to the communal front door. Carpeted stairs rise to the first floor where Flat 3 is located, entered through a wooden fire-rated door.

### **Entrance:**

Behind the front door is a small cupboard area housing the electrical fuse board and water stopcock, with space for coat storage.

### **Living Room:**

A light-filled space enjoying sea views, with a radiator and a storage cupboard housing the combi gas boiler. The kitchen is set to one wall, creating an open-plan arrangement.

### **Kitchen:**

Fitted with a range of base and wall units, inset sink, oven with hob and extractor hood. Plumbing for an under counter washing machine is fitted and the space is finished with tiled splashbacks. There is space for a freestanding fridge freezer.





### **Bedroom 1:**

A bright and airy bedroom benefitting from sea views, a radiator, and a built-in wardrobe.

### **Shower Room:**

Comprising a tiled shower cubicle with electric shower, pedestal sink, WC, and part-tiled walls.

### **Parking Space:**

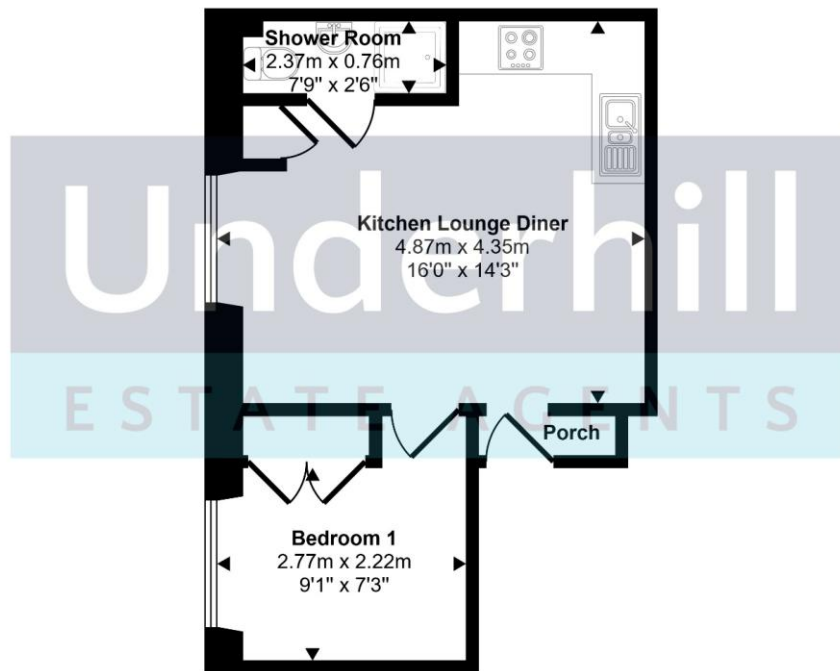
The flat includes a rare, allocated parking space close to Dawlish town centre. The town centre, providing access to local buses, the train station, amenities and the beaches are within walking distance.

An energy performance assessment is pending.

The service charge is approximately £183 per month and paid in 4 instalments each year. This covers the cost of the building insurance, maintenance and a contribution to the building reserve funds. The premium is subject to occasional review.



Approx Gross Internal Area  
30 sq m / 327 sq ft



For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



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