



1 Bramble Acre



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Seaton Down Hill, Seaton, EX12 2JD

Sea front 0.9 miles Colyton Grammar School 1.7 miles The Cobb, Lyme
Regis 8 miles

High quality New England Style bungalow with
sea views on the edge of town on 1/4 acre
corner plot

- High quality home
- En suite and family bathroom
- Garage and parking
- Large 1/4 acre corner plot
- Freehold
- 3 Double bedrooms
- Under floor heating
- Utility and open plan kitchen
- Sea and roof top views
- Council tax band E

Guide Price £600,000

SITUATION

Set in an elevated position above the popular seaside town of Seaton, this property forms part of a small development of high-quality New England-style homes built approximately 12 years ago. It enjoys far-reaching views across rooftops to the sea and inland over rolling countryside along the beautiful Axe Valley, with easy access down into the town.

DESCRIPTION

Traditionally constructed with timber cladding in a New England style, the property features double glazing beneath a slate roof. Each room is finished with engineered oak flooring and underfloor heating, creating a luxurious yet contemporary feel, complemented by a sleek gloss-finish kitchen and stylish bathrooms/en suites.

OUTSIDE

To the front is a paved parking area leading to the integrated garage with an up-and-over door. Occupying a generous corner plot on the edge of the development, the garden is mainly laid to lawn and includes a south-facing patio, ideal for enjoying the views. The plot is further enhanced by two mature protected trees providing natural shelter.

SERVICES

Mains water, electricity, gas, and drainage. Gas-fired central heating with underfloor heating. Superfast broadband (up to 80 Mbps). Mobile phone coverage available on EE, Three, O2, and Vodafone (Ofcom). The drive to the 5 properties is in a management company.

DIRECTIONS

What 3 Words [///louder.either.legwork](#)





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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8084
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		80
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1195 sq ft / 111 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1363 sq ft / 126.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1364742



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