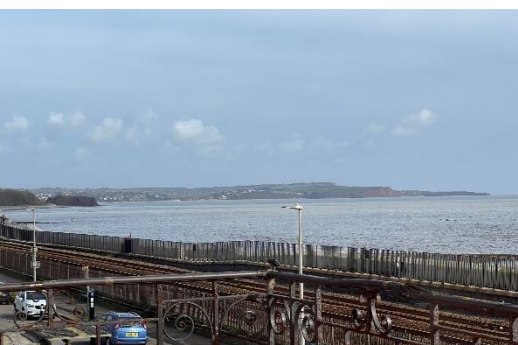


Marine Parade, **Dawlish**, EX7 9DJ

Nestled on the picturesque seafront of Dawlish, Devon, stands this charming detached former guest house offering a unique opportunity for modernisation or redevelopment (subject to obtaining the relevant planning permission and consents). With its prime location boasting stunning views of the sea, this iconic building presents immense potential for those seeking to embark on a transformative property project. FREEHOLD, RATEABLE VALUE £9,200 AND EPC - C.

Guide Price £550,000

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## LOCATION

Dawlish is renowned for its long, sandy beaches that stretch along the coastline. The Dawlish Town Beach is a popular spot for sunbathing, building sandcastles, and enjoying refreshing swims in the clear waters of the English Channel. The nearby Dawlish Warren Beach, with its sand dunes and nature reserve, provides a haven for wildlife and birdwatching enthusiasts.

One of Dawlish's distinctive features is the famous Dawlish Railway Line, which runs along the coast and offers breath-taking views of the sea. The line is known for its iconic red sandstone cliffs and the unique sight of trains passing right next to the water on the "sea wall." This scenic route is a favourite among railway enthusiasts and visitors to the area.

The town centre of Dawlish boasts a charming mix of traditional and modern architecture. You'll find a range of independent shops, cafes, and restaurants, where you can sample local delicacies and enjoy a leisurely stroll along the streets. The town is also home to some historic buildings, including the Dawlish Museum, which showcases the town's rich history and maritime heritage.

For nature lovers, Dawlish offers a variety of outdoor activities. The nearby Dawlish Warren Nature Reserve is a haven for wildlife, with its sand dunes, grasslands, and freshwater ponds. It provides opportunities for birdwatching, nature walks, and exploring the diverse ecosystems of the area.

Dawlish hosts various events and festivals throughout the year, including the Dawlish Carnival, a lively celebration featuring parades, live music, and entertainment for all ages. The town's close-knit community creates a

welcoming and friendly atmosphere, making Dawlish an appealing place to live or visit.

Overall, Dawlish offers a unique combination of natural beauty, seaside charm, and a close-knit community. Whether you're looking to relax on the beach, explore the scenic surroundings, or immerse yourself in the town's rich history, Dawlish is a delightful destination on the Devon coast.

## KEY FEATURES

**Historic Charm:** This property exudes historic charm and character, with its distinctive architecture adding to its allure.

**Spacious Layout:** Offering a generous floor plan, the property currently comprises 12 bedrooms, 11 bathrooms and a main reception room with bar. The first floor has a large balcony with panoramic views over the coastline.

**Seafront Location:** Situated directly on the seafront, residents can enjoy breath-taking panoramic views of the coastline and the soothing sounds of the waves crashing against the shore.

**Development Potential:** With its sizeable footprint and iconic status, the property presents an exciting opportunity for redevelopment. Prospective buyers may explore options such as conversion into luxury apartments, boutique hotel accommodation, or an exclusive seaside retreat (subject to necessary planning permissions).

**Outside Space:** The property has a small area of outside space to the rear a stunning balcony and area of hardstanding to the side.



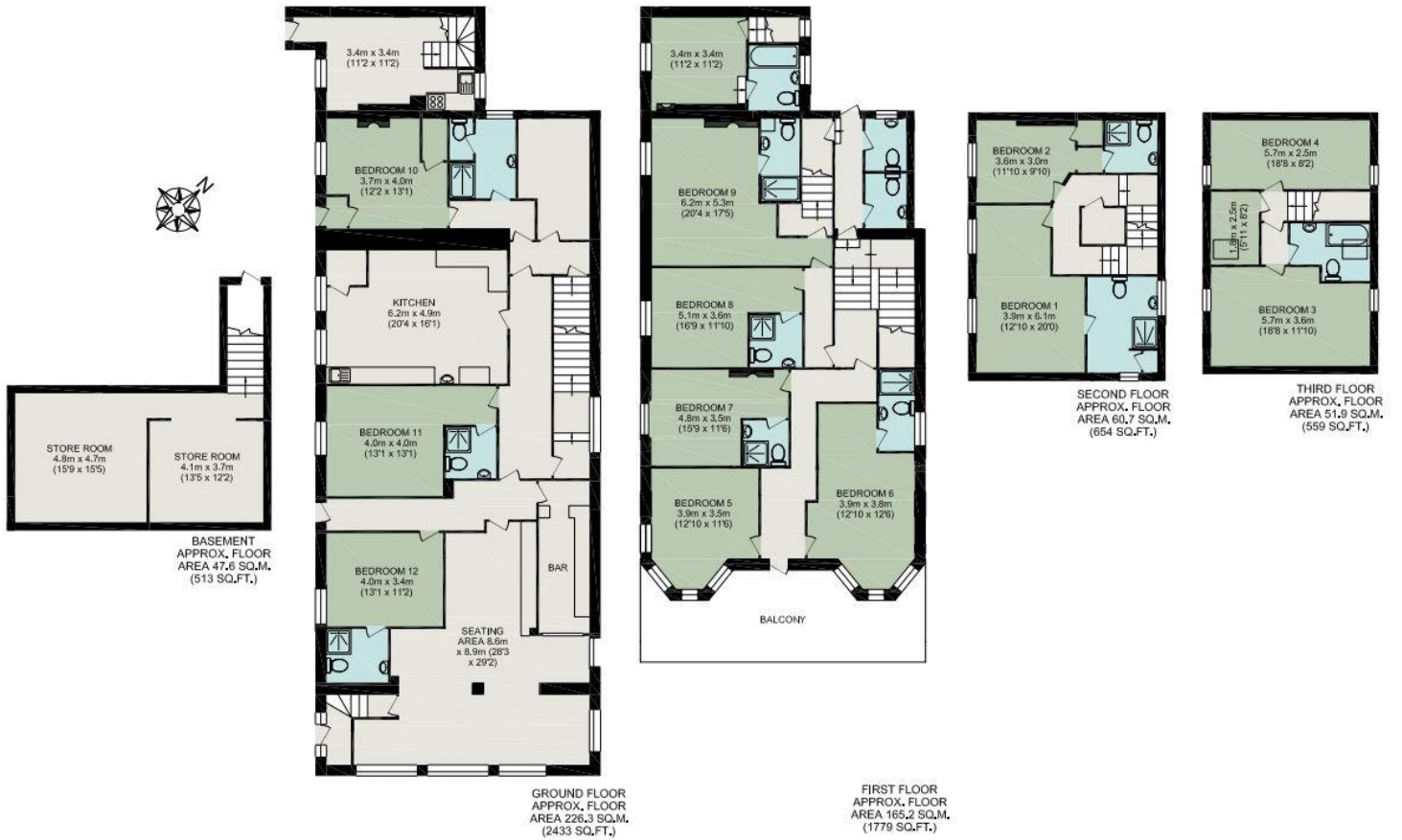


**Convenient Amenities:** The property benefits from being within close proximity to local amenities, including shops, restaurants, cafes, and recreational facilities, ensuring a convenient lifestyle for residents. **Transport Links:** Dawlish boasts excellent transport links, with easy access to nearby towns and cities via road and mainline railway station, making commuting or exploring the surrounding areas hassle-free.

**Note:** Prospective buyers are advised to conduct their own due diligence regarding planning permissions, building regulations, and any other relevant considerations before proceeding with development plans.

Don't miss this rare opportunity to acquire a piece of Dawlish's seaside history and unleash its full potential for contemporary living or commercial ventures.





9 Marine Parade, Dawlish, EX7 9DL  
 Approximate internal area 551.6 Sq.M. - (5938 Sq.Ft.)  
 For identification only - Not to scale.

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Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.