

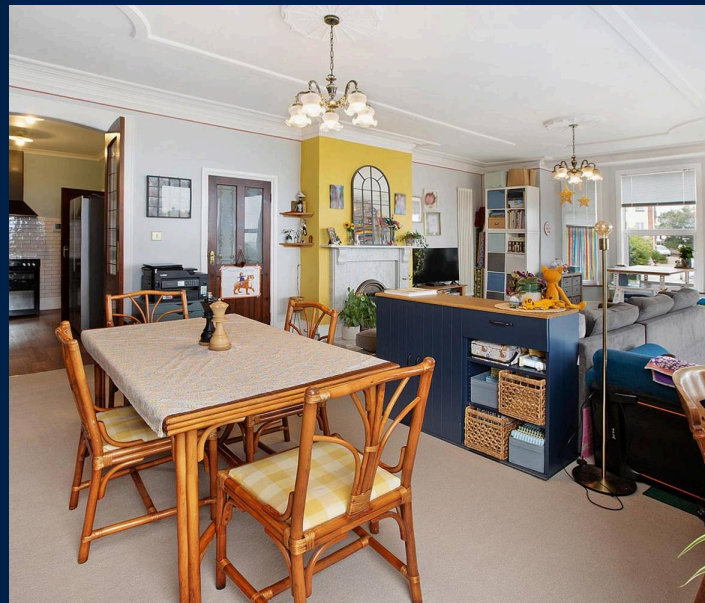
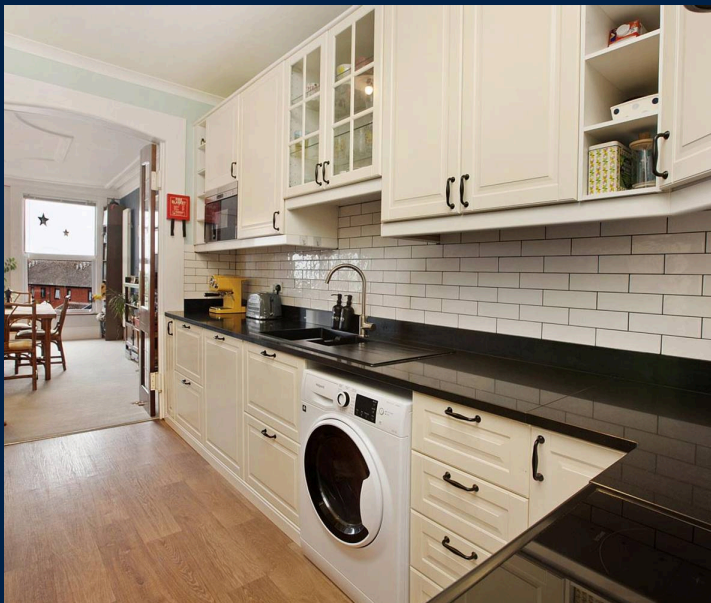


## Flat 2, East Cliff House The Drive, Dawlish

Guide Price £249,000

DART &  
PARTNERS  
Established 1971





## Flat 2

East Cliff House The Drive, Dawlish

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Spacious 2-bedroom first-floor apartment (108m<sup>2</sup> / 1,163 sq ft)
- Stunning sea and coastal views
- Elegant period features and generous reception hall
- Modern fitted kitchen with quartz work surfaces
- Recently installed combi-boiler (warranty remaining)
- Exclusive private basement storage room
- Short walking distance to the town, beach, and railway station
- 25% Share of Freehold with proactive, resident-led management
- Fully future-proofed building with major recent capital works completed





An exciting opportunity to purchase this wonderfully spacious two bedroom apartment within East Cliff House offering deceptively spacious accommodation throughout and enjoying wonderful sea and coastal views. The accommodation briefly comprises; a generous reception hall, two bedrooms, large family bathroom, fitted kitchen, large living room/dining room enjoying wonderful sea and coastal views, basement with private room within suitable for storing bicycles etc, uPVC double glazing, gas central heating.

Obscure glazed multi-paned timber door into...

#### SPACIOUS RECEPTION HALL

With coat hanging hooks, double doors to useful storage cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating. Attractive column radiator. Door to...

#### BEDROOM TWO

With uPVC double glazed window to side enjoying wonderful sea views. Vertical column radiator, power points.

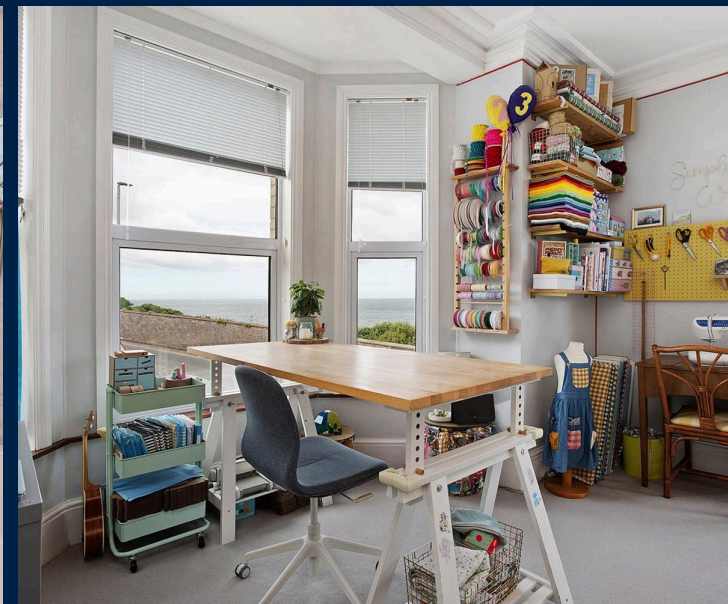
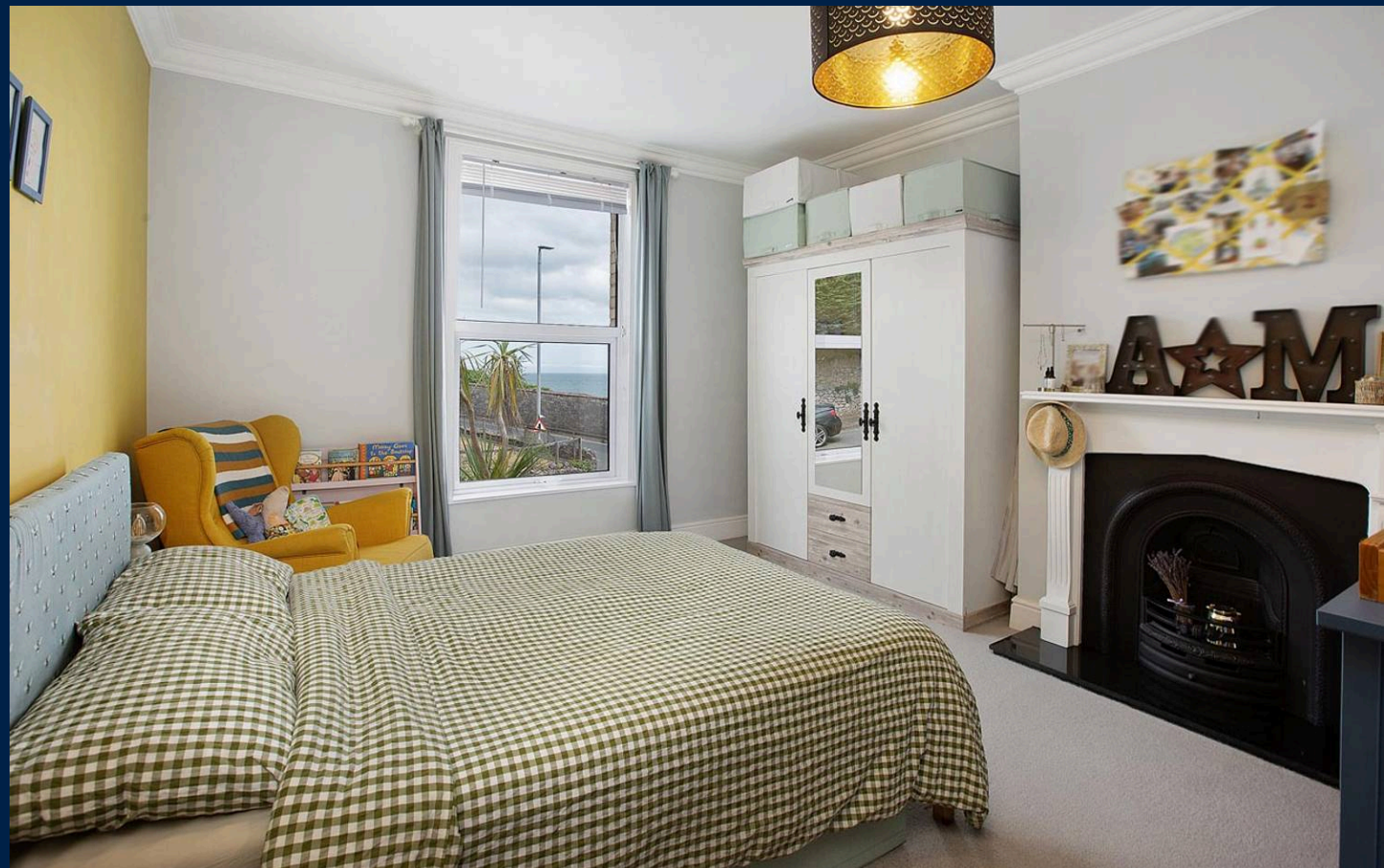
Door to...

#### LARGE FAMILY BATHROOM

With high level obscure uPVC double glazed window to side, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with wall mounted electric shower over, chrome ladder heated towel rail, useful storage cupboards, tiled splash backs, extractor fan, tiled flooring.

#### BEDROOM ONE

With uPVC double glazed window to side enjoying stunning sea views. Attractive feature fireplace with timber mantle and granite hearth. Vertical column radiator, power points.







Door to...

## KITCHEN

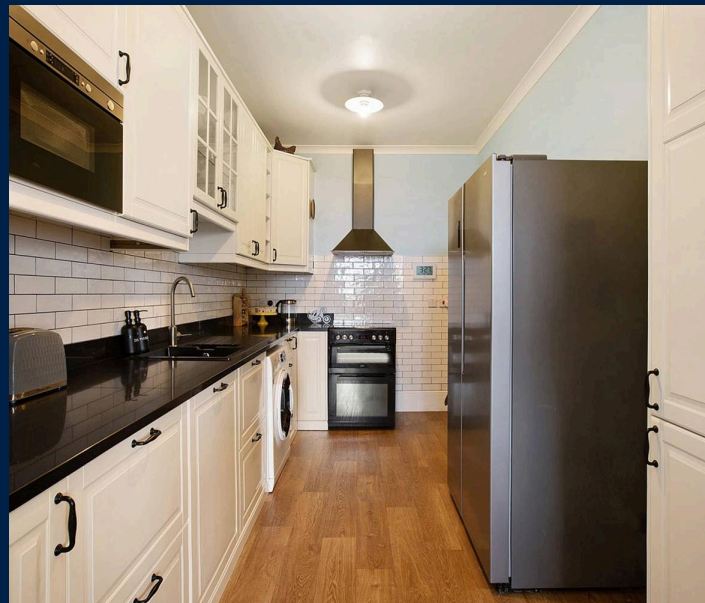
Double doors leading through to the sitting room diner. Comprehensive range of matching wall and base units with quartz work surface over, matching up-stand, inset one and half bowl composite sink drainer with mixer tap, space for electric cooker, integrated microwave, dishwasher, space and plumbing for washing machine and space for American style fridge freezer, tiled splash backs, power points.

## SITTING ROOM DINER

With uPVC double glazed bay window to front and side, further uPVC double glazed window to front enjoying stunning sea and coastal views. Fireplace housing gas fire with granite surround, mantle and hearth, three modern vertical column radiators, power points, TV aerial connection point, space for a large dining table and chairs, attractive cornicing, two useful built in shelving units.

## OUTSIDE

Steps lead down to the BASEMENT which is communal and has access to the electric and gas meters. Doorway through into a PRIVATE STORAGE AREA perfect for outdoor pursuits equipment, bicycles, paddle boards etc. and with timber shelving.





#### AGENTS NOTES;

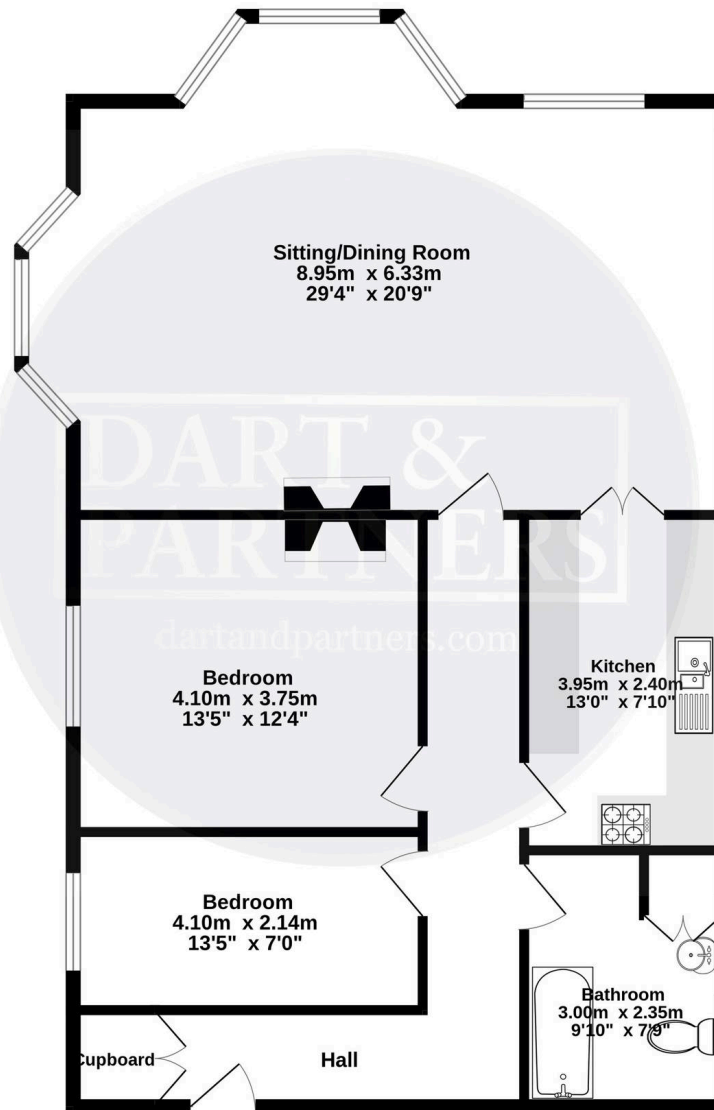
Please note: To preserve the quiet community of the building, the lease contains a restrictive covenant prohibiting subletting, making this an exclusive opportunity for owner-occupiers.

**Tenure & Financials** – Tenure: Leasehold (967 years remaining) with a 25% Share of Freehold – Ground Rent: Peppercorn – Service Charge: £200 per calendar month – Council Tax Band: C

East Cliff House is a proactively resident-managed building of just four apartments that has recently benefited from major capital improvements, including roof repairs and replacements, electrical upgrades, and comprehensive fire and safety compliance. The £200 pcm service charge set and voted for by the residents covers building insurance, ongoing maintenance, and a healthy reserve fund, securing the long-term upkeep of this attractive period property while protecting residents from unexpected major bills.



1st Floor  
100.0 sq.m. (1076 sq.ft.) approx.



TOTAL FLOOR AREA : 100.0 sq.m. (1076 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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