

East Cliff Road, Dawlish, EX7 0BP



An individual and deceptively spacious home arranged over three levels, offering two double bedrooms plus a study. The superb 24' open-plan kitchen/sitting/dining room forms the heart of the property, complemented by a sun room, shower room and separate WC. Outside is an enclosed courtyard-style garden with a raised seating deck, whilst attractive sea and coastal views can be enjoyed from parts of the property and garden.

FREEHOLD, COUNCIL TAX BAND - B, EPC - D.

£299,950

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ACCOMMODATION

Set behind a distinctive arched pedestrian gate and stone boundary wall, 5A East Cliff Road is an individual property offering considerably more accommodation than may initially be apparent.

Arranged over entrance and lower-ground-floor levels, the property offers flexible accommodation. A particular feature is the substantial open-plan kitchen, sitting and dining room, creating a sociable central living space with excellent natural light.

The accommodation also includes a glazed sun room opening directly onto the garden, two comfortable double bedrooms, a smaller room which is equally well suited as a study or home office, a modern shower room and a separate WC.

Outside, the property enjoys its own enclosed courtyard-style garden incorporating a raised decked seating area, paved and gravelled sections and established planting. The elevated seating area provides an attractive spot from which to enjoy the coastal outlook.

GARDEN ENTRANCE

A distinctive blue arched pedestrian gate set within a substantial stone wall opens into the property's enclosed garden and provides an attractive and characterful approach to the accommodation.

SUN ROOM

A useful additional reception space with extensive glazing providing plenty of natural light. An exposed stone wall adds character, whilst glazed doors open directly onto the raised deck and garden beyond. Doorway through to the principal living accommodation.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

An impressive open-plan room providing a particularly spacious and sociable heart to the property.

The kitchen area is fitted with an extensive range of timber-fronted wall and base units complemented by light-coloured work surfaces and tiled splashbacks. There is a sink unit, cooking area with extractor above and generous preparation and storage space. A substantial peninsula provides further worktop and storage space while visually connecting the kitchen with the dining and sitting areas.

Alongside the kitchen is a fitted dining area incorporating built-in banquette-style seating and ample space for a dining table.

The sitting area provides plenty of space for sofas and additional furniture, with large windows bringing excellent levels of natural light into the room. The overall layout works particularly well for modern open-plan living and entertaining.

Stairs leading to the upper and lower levels.

SHOWER ROOM

Modern shower room fitted with a large glazed shower enclosure, WC and wash hand basin set within a vanity unit. Tiled walls and window providing natural light and ventilation.

BEDROOM

A well-proportioned double bedroom with a generous window/bay area providing good natural light. There is ample space for a double bed together with bedroom furniture and storage.





STUDY

A compact and versatile room currently capable of accommodating a single bed and equally suitable for use as a home office, study, nursery or hobby room.

BEDROOM

A particularly generous double bedroom providing excellent space for a bed together with additional bedroom furniture. The room offers flexible accommodation and has direct access to the adjoining WC.

WC

Fitted with a WC and wash hand basin with vanity/storage beneath, complemented by decorative patterned tiling.

OUTSIDE

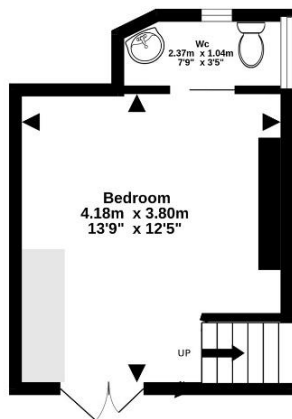
One of the property's appealing features is the enclosed courtyard-style garden, approached through the distinctive arched entrance gate.

Immediately adjoining the accommodation is a raised decked seating area providing an excellent space for a table and chairs and outside entertaining. The remainder of the garden incorporates paved and gravelled areas together with established plants and pots, stone boundary walls and a useful garden storage shed.

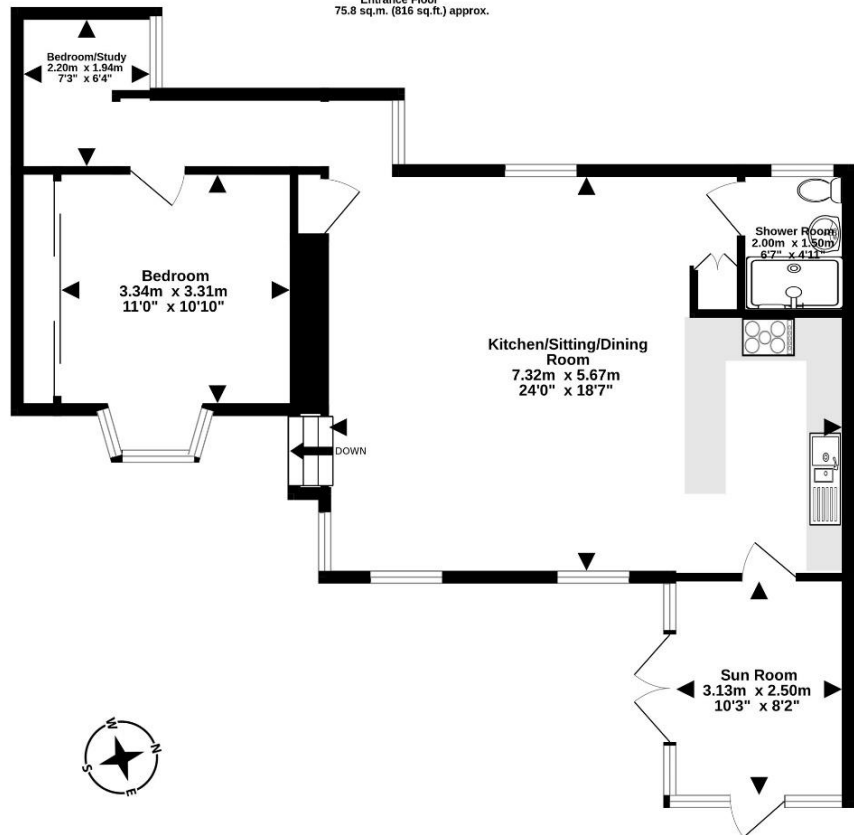
From the garden and raised seating area there are attractive views towards the sea and surrounding coastline, creating a particularly pleasant setting in which to sit and enjoy the outlook.



Lower Ground Floor
21.3 sq.m. (229 sq.ft.) approx.



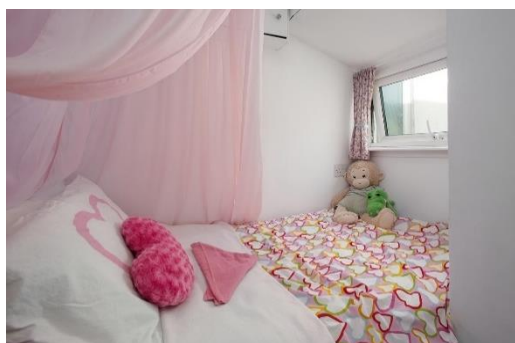
Entrance Floor
75.8 sq.m. (816 sq.ft.) approx.



TOTAL FLOOR AREA : 97.1 sq.m. (1045 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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