



7 Seaview Terrace  
Beer, Seaton, Devon, EX12 3EX

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An exceptionally rare opportunity to purchase one of Beer's iconic fisherman's cottages with breath-taking views over the beach to the sea and benefitting from an outhouse and garage

- Entrance porch & stair hall
- Sitting room with glorious sea views
- Kitchen/breakfast room
- Rear lobby
- Principal bedroom with magnificent views
- Second double bedroom & bath/shower room
- Outhouse/studio, gardeners WC & store
- Garage
- Courtyard garden

Guide Price £595,000

### THE PROPERTY

7 Seaview Terrace forms part of an exceptionally attractive row of Victorian cottages which were built circa 1873 and formed part of the Clinton Devon Estate. Constructed of local flintstone with brick quoins under tiled roofs, they step their way up Common Lane and are an iconic feature of the village, being much admired by passers-by and making Beer's coastal landscape unique and exceedingly picturesque. Number 7 sits midway within the terrace and is just a stone's throw from the village street and Sea Hill which descends to the beach and Beer's stunning cove.

7 Seaview Terrace represents a very rare opportunity having been in the same family for over 60 years and these properties scarcely come to the market. It is also one of only a few to offer garaging to the rear, as well as an outhouse (with power, light and a WC) which has a variety of uses and no doubt has potential for further conversion (subject to any planning consents required).





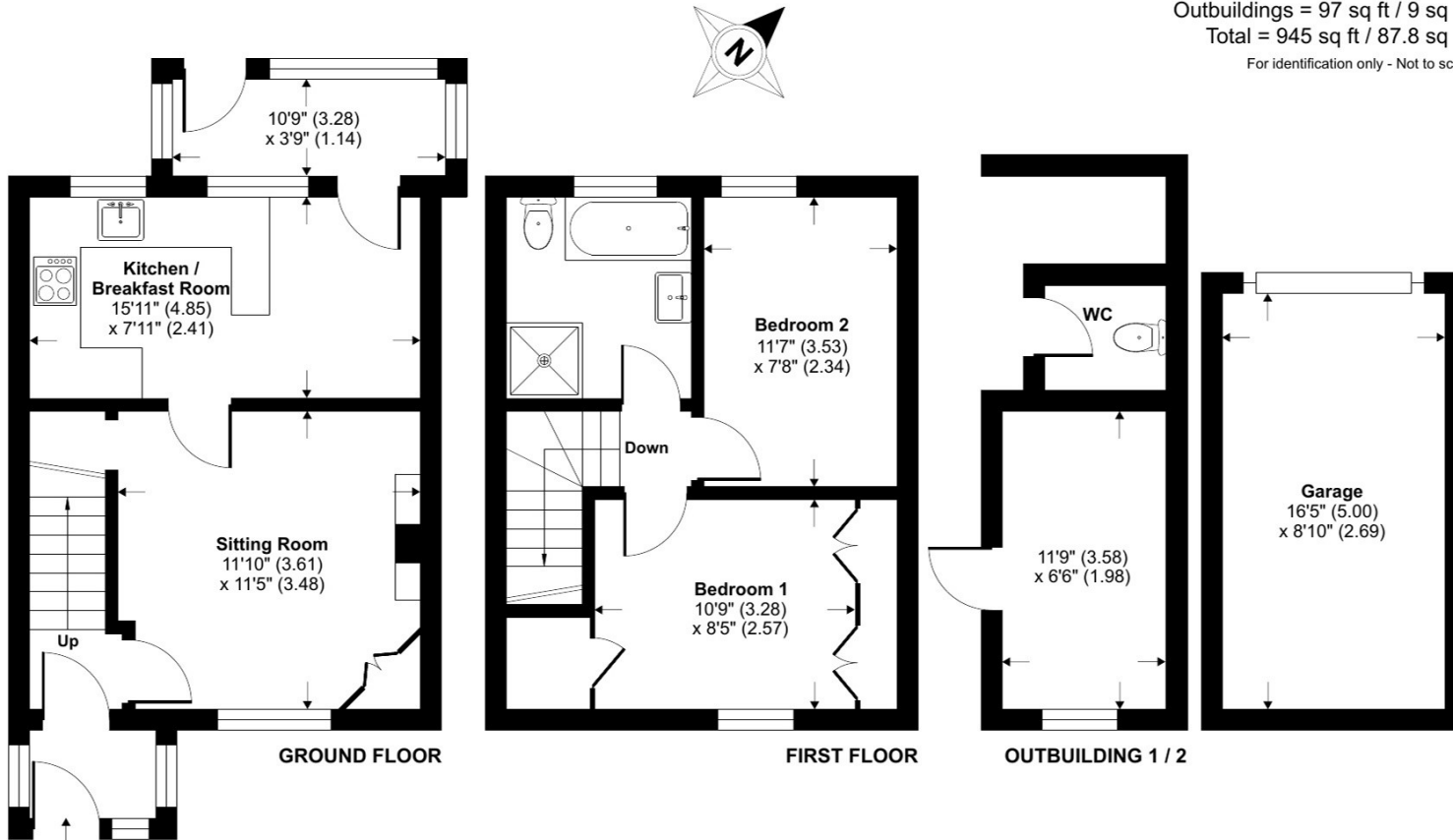
## OUTSIDE

To the front of the cottage and accessed through attractive round pillars is a paved seating area which takes advantage of the glorious sea and coastal views. To the rear is a paved courtyard garden adjacent to which is the outhouse and gardener's WC, along with a further covered store. Steps rise to the garage which opens onto The Meadows.

## SITUATION

Beer is a typical example of an unspoilt Devon fishing village and has a variety of shopping and recreational amenities such as restaurants, public houses, post office, galleries, primary school and sailing club. Glorious country and coastal walks emanate from the doorstep over a myriad of footpaths which include the South West Peninsular Coastal Path from which there are stunning views over this dramatic stretch of coastline. The Regency town of Sidmouth lies some 8 miles to the west and is one of East Devon's premier coastal resorts with beautiful parks and an excellent variety of independent shops, along with a cinema, theatre and range of sporting facilities. The market town of Axminster is about 9 miles away and has a main line rail link to London Waterloo and Cathedral City of Exeter is approx. 23 miles distant with excellent shopping facilities, express rail link to London Paddington, international airport and M5 access.





### SERVICES

Mains electricity, water, drainage and gas.

### LOCAL AUTHORITY

East Devon District Council - 01404 515616.  
 Council Tax Band: C.

### ENERGY PERFORMANCE CERTIFICATE

Rating: E.

### NOTE

There is a pedestrian access for the cottages through the rear gardens.



**RICS** Certified Property Measurer  
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