



# Gannet

East Beach, Branscombe, Seaton, Devon. EX12 3DP

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An exceptionally rare opportunity to purchase one of only five beach chalets located on Branscombe's East Beach. Offering an incredible coastal retreat or investment opportunity with breath-taking views

Guide Price £295,000

### THE PROPERTY

Gannet comprises a detached cedarwood holiday chalet which is located in a magnificent position on Branscombe Beach. It is one of only five to the east of the mouth sited right on the beach, making it exceptionally rare with opportunities to purchase such a property being few and far between. The accommodation has been well-maintained and has a pine interior with the principal rooms taking advantage of the spectacular outlook. The vaulted sitting room has bi-fold doors opening onto a balcony, a stunning place to sit and take in the sea air. The property offers two double bedrooms, the principal of which has a king size bed with views out to sea, bathroom with shower above the bath, and a kitchen.

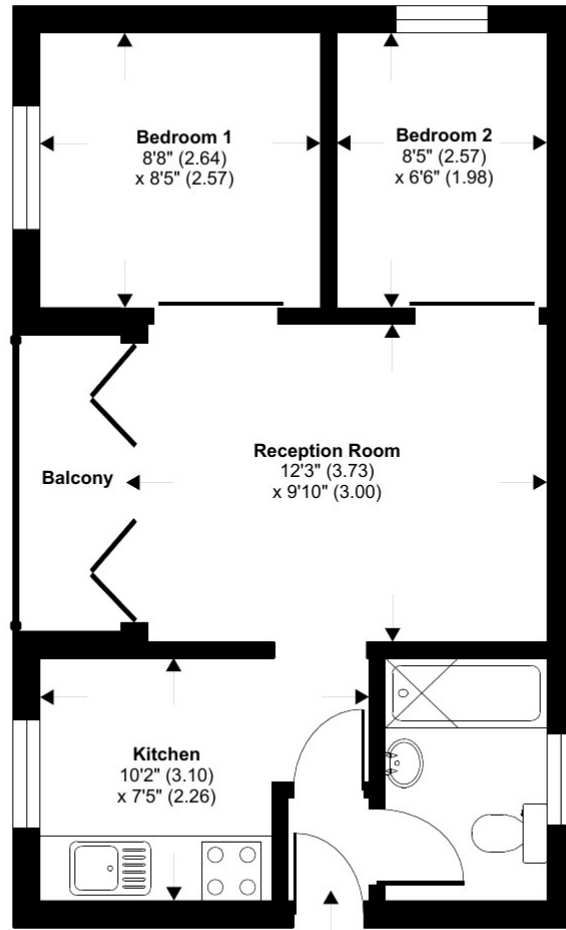
The property is currently used as a bolt hole for the current owners and is also successfully holiday let with excellent occupancy levels. It is leasehold on a 100 year lease which commenced in 2003 and can be used all year round. There is an annual service charge of circa £1530 (in 2021) which includes the ground rent and a parking permit for two vehicles at the Sea Shanty carpark. It is worth noting that you cannot drive directly to the property, it is located about a five minute walk either along the beach or up the field to the rear.





Approximate Area = 384 sq ft / 35.7 sq m

For identification only - Not to scale



GROUND FLOOR

## SITUATION

Branscombe is undoubtedly one of East Devon's most picturesque coastal villages, nestled within the East Devon Area of Outstanding Natural Beauty and located on the World Heritage Jurassic Coastline, famous for its walks, high cliffs and dramatic scenery. The village benefits from two popular public houses, a tennis court, playing fields, an ancient and very pretty parish church, and a primary school.

Branscombe has the dual advantage of lying in one of East Devon's most sought after and unspoilt areas, whilst still enjoying easy access to all the region's amenities. The market town of Honiton is 10 miles away and has an extensive range of shops, schools and leisure facilities, as well as a mainline rail link to London Waterloo. The premier coastal resort of Sidmouth, with its handsome Regency front and esplanade, is 7 miles (by car) to the west, whilst Exeter, Devon's County Town, is about 20 miles away and also provides a range of shops and facilities, M5 access, express rail link to London Paddington and an international airport.

## SERVICES

Mains electricity and water. Private (shared) drainage. LPG central heating.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616.

## ENERGY PERFORMANCE CERTIFICATE

Rating: E.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Humberts. REF: 818663

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