

Flat 22

Devon Court, West Cliff, Dawlish, Devon EX7 9DN



£160,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

Underhill Estate Agents are pleased to present this 2-bedroom, top floor flat overlooking the sea. The flat briefly comprises of 2 double bedrooms, 2 bathrooms, a kitchen, living area and entrance hall, as well as an allocated parking space. Situated in an historic building, grandeur can be found in all the shared areas. A beautiful staircase with a hand carved wooden bannister provides access to all of the flats contained in the building, whilst high ceilings show off the buildings' impressive size. This property is perfect for someone looking for a project as there is potential to adjust the layout to maximise living space whilst also modernising. Perfect for a first-time buyer or someone who is looking to build their property portfolio.

Entrance hall:

Upon entering the flat, you are greeted by an entrance hall that provides access to the living area, as well as both of the bedrooms. You will find a built-in storage cupboard as well as space for more storage if desired.

Bedroom 1:

The master bedroom faces south towards the sea, and a bay window provides a beautiful view. Large in size, this room has more than enough space for bedroom essentials, including a double bed and wardrobe. The space is heated by a radiator. Attached to the bedroom is an en-suite with a bath and shower, as well as a large extra storage space.



Bedroom 2:

The second bedroom also faces south towards the sea and has a beautiful view via a bay window. Similar in size to the master bedroom, there is more than enough space for all of the bedroom essentials. The room is heated with a radiator.

Living Room:

Spacious yet with potential to be cosy, the large living room will appeal to all. With plenty of space for sofas or armchairs, it would be the perfect room to relax or host guests. A large window views north and floods the room with natural light. The room is heated by 2 radiators



Kitchen:

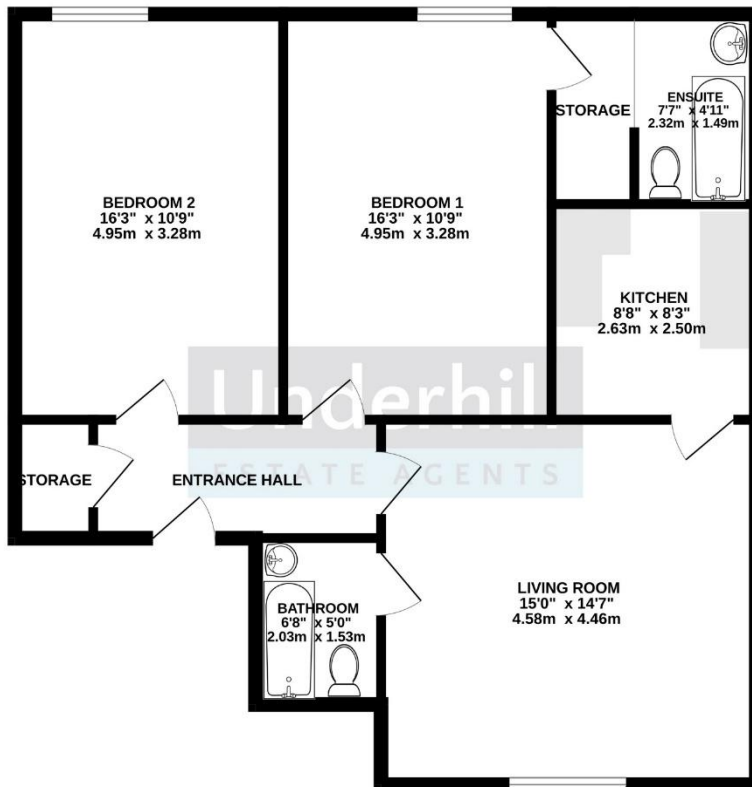
In the kitchen there is currently a range of base and wall units, with spaces for all of the essential white goods. A moderate size, the kitchen is a space that many would be able to function in and could easily be turned into a chefs' haven.

Bathroom:

The main bathroom for the property is accessed via the living room. It features a bath, shower, W/C and a sink.



GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) 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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For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

Devon Court



Devon Court was built during the 1860's by Leon Solomon, a merchant jeweller, born in Warsaw, who built a successful jewellery business in London, before commissioning 'Sunrise', the building's original name, to be built. He relocated his family and servants to Dawlish in the 1860's. The original occupiers were Leon, his wife Rose, their 12 children and their 15 staff, including a professor of Hebrew studies and a governess for his children.

One of Leon and Rose's sons, Ernest Louis, changed his name to Simpson and emigrated to the USA around 1873. He lived in New York and was a cofounder of the international ship-brokerage Simpson, Spence & Young. His son, also named Ernest was the second husband of Wallace Simpson. Wallace later divorced Ernest to marry King Edward VIII, The Duke of Windsor.



On entering the building, you see the grandeur of the original design with the lofty ceilings, grand staircases and the original carved wooden bannister, hinting that this building was built to showcase the owners' wealth.

Devon Court is now arranged as 21 separate apartments: 3, two bedroom apartments, 15, one bedroom apartments and 3, studio apartments. The current owners have let the apartments successfully for many years and have now decided to bring each apartment to sale, as each tenancy ends.



Each apartment will be sold with a share of the freehold, with all owners having joint say in the operation and running of the management company which is established to oversee the maintenance of the structure of the building. Fire alarms, the electrical surveys and other integral service maintenance will be the responsibility of the management company.

Owners will be responsible for their own contents insurance and the development, upkeep and maintenance of the inside of their apartment, including electrical, plumbing and painting and decorating. The windows in each flat are the responsibility of each owner. At the rear of the property are a number of allocated parking spaces, linked to specific apartments.

Initially, the service charges will be:

- 2 bedroom apartment - £125 per month
- 1 bedroom apartment – £100 per month
- Studio apartment – £75 per month

The management company will review charges annually, to ensure that the building costs are equitably shared and the statutory safety requirements are met.



This is a fantastic opportunity to purchase a property, ready for development to live in or rent out as part of your property portfolio. The current buildings insurance allows for the apartments to be let on a long term basis, but does not allow for short term, holiday lets.

The owners would consider offers from landlords who are building their property portfolio, on apartments that have sitting tenants. To arrange a viewing or discuss the apartments further, contact Underhill Estate Agents Dawlish.

29 The Strand, Dawlish, EX7 9PT

01626 245051

Text or WhatsApp 07486 653605

www.underhillproperty.com

admin@underhillproperty.com

Castraine Property Ltd, trading as Underhill Estate Agents Boxall
Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall