

STAGS

1, Upper Churston Rise

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, Seaton, EX12 2HD

What3Words: ///stages.necklaces.penny

An elevated two bedroom detached bungalow with breath taking views over the sea, Axe Estuary and surrounding countryside.

- Far Reaching Coastal Views
- Ample Parking
- Mature Front & Rear Gardens
- Substantial Corner Plot
- Freehold
- No Onward Chain
- Double Garage
- Two Double Bedrooms
- Gas Central Heating
- Council Tax Band E

Guide Price £525,000

SITUATION

Upper Churston Rise is enviably located on the western side of the town. Its elevated position provides far-reaching and uninterrupted views across Seaton Bay, the Axe Estuary and rolling countryside beyond. Seaton, located on the world-renowned Jurassic Coast, offers a mile-long beach, charming streets, and a variety of amenities, including a supermarket, Post Office, doctors, restaurants, inns, independent shops, and the Jurassic Coast Visitor Centre. Nearby historic fishing villages such as Beer and Branscombe lie in the hills between Seaton and Sidmouth, while the scenic Dorset town of Lyme Regis, famous for its Cobb, is easily accessible. This combination of coastal beauty, local facilities, and historic surroundings makes Seaton a highly appealing and convenient location.







DESCRIPTION

Positioned on a fantastic corner plot, this property is entered through a useful porch, the dual-aspect sitting room is bright and spacious, perfectly positioned to enjoy the outstanding coastal and countryside views with a door leading to a conservatory that opens onto the gardens. The modern kitchen/dining room provides a sociable hub, complete with integrated appliances and a pleasant aspect over the rear garden. A spacious utility/double garage add excellent practicality. There are two generous double bedrooms, each enjoying open views across the gardens and fields beyond. Bedroom 1 features built in wardrobes and double doors opening out to the front, bedroom 2 benefits from an en suite shower room and there is a further modern family bathroom with corner shower.

OUTSIDE

Externally, a hardstanding driveway provides ample parking and double garage with utility space with door to kitchen. The surrounding gardens are a particular feature of the property, designed to make the most of the glorious outlook. To the side, An area of front garden captures the sweeping views over Seaton Bay. To the rear the garden, mostly laid to lawn, offers a private retreat bordered by fencing.

SERVICES

All mains services connected. Standard and Superfast broadband available.
Mobile signal good inside and outside with all major networks (Ofcom, 2025).
Constructed of brick and render under a tiled roof.



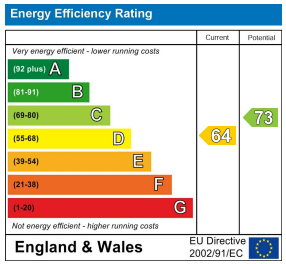




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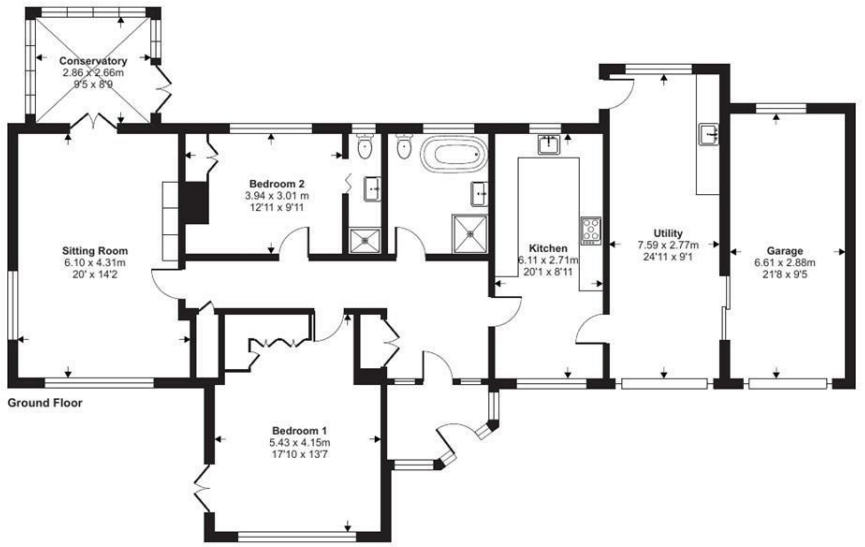


Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

Approximate Area = 1510 sq ft / 140.2 sq m
Garage = 205 sq ft / 19 sq m
Total = 1715 sq ft / 159.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1358603