

# TOP 10 NEW-BUILDS BY THE SEASIDE

*Modern homes are luring buyers to the coast, says Graham Norwood*

**T**hink of homes on the coast and images of cute cottages come to mind, but estate agents say new homes are now giving traditional properties a run for their money.

Increasing numbers of buyers, ranging from holiday-home purchasers to downsizing retirees, are recognising that new apartments and houses offer real advantages over traditional homes. Combine that with the recent trend of new properties being built in prime locations, on the sites of old hotels' with spectacular views, and it is easy to see why people "go new" when moving to the seaside.

"Contemporary new-builds can give excellent opportunities to maximise views with purpose-built, fully opening sliding doors leading to decks with frameless glass parapets. This gives a desirable 'inside-outside' feel," explains Jane Summers of Marchand Petit, an estate agency selling homes in some of Devon's most popular coastal spots.

She says modern materials resist salt and damp penetration, while good design allows car parking and high levels of security. But the big question is where to buy. Here are our top 10 locations and developments.

## 1 Salcombe, Devon

The gem of the South Hams, this town's long waterfront and sheltered harbour make it a favourite with yachters. Homes at Kingsale Heights have sea views without asking a price that makes waves. Marchand Petit (01548 844473; [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)) has a stylish six-bedroom house for sale. It has a garage and five bathrooms, yet it is priced at £699,000.

## 2 Sandbanks, Dorset

Called Britain's Palm Beach – for the size of the yachts, if not the weather – Sandbanks is a small peninsula at Poole, which overlooks the world-renowned harbour. As a result, prices are high, but the homes are spectacular.

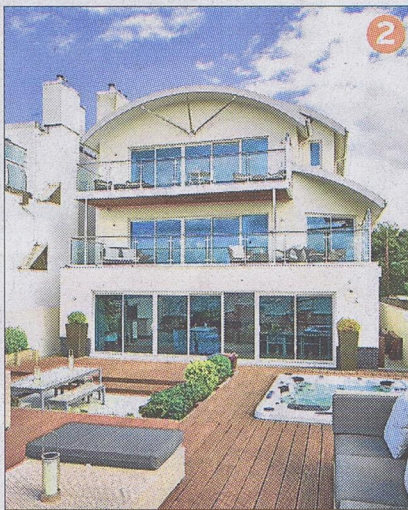
Knight Frank (01935 812236; [www.knightfrank.co.uk](http://www.knightfrank.co.uk)) is selling a five-bedroom house for £4.25 million. The stunning property has dressing rooms, balconies, roof terraces and a 10-seater hot tub plus a tidal mooring.

## 3 Ramsgate, Kent

The town has a large fishing industry, cross-channel ferries plus one of the south coast's largest marinas. Most new-build homes are just inland, such as the New Meridian Village, close to the town centre with its planned £90 million regeneration. Prices start at £119,995 to £269,995 from Explore Living (0845 872 1004; [www.exploreliving.co.uk](http://www.exploreliving.co.uk)).

## 4 East Portlemouth, Devon

Sitting on the Kingsbridge estuary, the area is understated. The Gara Rock development has spectacular views and is close to a quiet beach and the South West Coast Path. The scheme consists of holiday-home flats and the developer offers a guaranteed rental scheme. £550,000 to £1.2 million, Coast Group (0845 602 9311; [www.gararock.com](http://www.gararock.com)).



## 5 Camber Sands, East Sussex

As well as the beautiful sandy beach, this area has a nature reserve, the nearby Romney Marshes, cycle routes and footpaths. There are also local vineyards, which would be rude to pass by. White Sand is a development of two and three-bed mock-New England homes, which are a short walk from the beach. The properties have everything from luxurious bathrooms to single garages. Prices start at £264,995, from Ward Homes (08445 566144; [www.wardhomes.co.uk](http://www.wardhomes.co.uk)).

## 6 Weymouth, Dorset

The harbour is readying itself for the Olympic sailing next year, while the town has new roads, easier links to London and a spring in its step ahead of the Games' arrival. Covey Heights is a gated scheme of flats with uninterrupted views over the bay and it sits two miles from a new marina. £445,000 from Savills (01202 411020; [www.savills.co.uk](http://www.savills.co.uk)).

## 7 Fleetwood, Lancashire

This is British coastal royalty. It was a Victorian seaside gem favoured by those wanting a brisk northern breeze, then served as a deep-sea fishing port. Now it trades as a quiet alternative to Blackpool down the road. Harbour Village is a scheme of three and four-bedroom properties priced from £165,995 to £247,995. Redrow (01253 283588; [www.redrow.co.uk](http://www.redrow.co.uk)).

## 8 Marazion, Cornwall

The town is one of the south west's most charming locations and nearby St Michael's Mount is one of the great landmarks of the Cornish coast. Linden Homes (01752 845218; [www.lindenhomes.co.uk](http://www.lindenhomes.co.uk)) has five homes, each with three or four bedrooms. The properties have wood-burning stoves, balconies and access to an attractive private beach. Prices range from £520,000 to £699,000.

## 9 Stoke Fleming, Devon

This is a glorious place. Dartmouth is a quaint port nearby, and Blackpool Sands beach is just down the road. The coastal walks and hilly climbs provide an alternative to gazing at sea views. Marchand Petit (01803 839190; [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)) has a 7,700 sq ft one-off seven-bedroom house for sale (£3.5 million) located at Frenchman's Creek, overlooking Start Point.

## 10 Gosport, Hampshire

If you want to combine urban lifestyle with access to the water, this area is perfect. Portsmouth Harbour and Gosport's busy town centre are both close to this scheme, which features one and two-bedroom flats. From Berkeley Homes, £155,000 to £325,000 (01962 842079; [www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)).