

HOW TO CHOOSE A SEASIDE TOWN

Seasonality is key:

does it close down for summer or offer other things to do?

Do you like the resident mix:

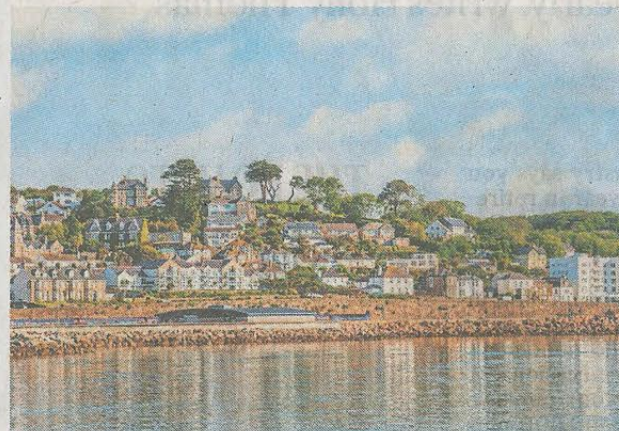
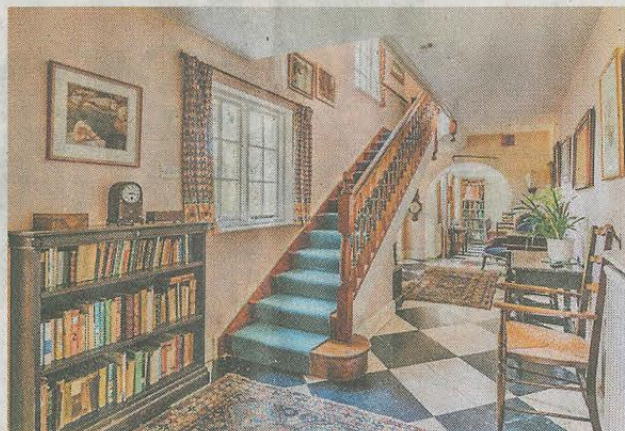
what is the proportion of second-home owners?

If you seek a second home, is it subject to extra taxation?

Sea views command a premium:

how much extra are you ready to pay?

Look for planned regeneration or improvements to transport links



CORNWALL Penzance

PRICE
£1.2m

AGENT
Jonathan
Cunliffe
(jonathan
cunliffe.co.uk)

Trewoofe House is on sale for the first time since it was built in 1913/1914 for Newlyn School of Art students

Strutt & Parker. Edward Church of the agent says buyers priced out of London like the grammar schools.

Penzance, Cornwall

Average price: **£289,063**

According to Hamptons, coastal homes in the South West are 30pc higher than in 2019. Penzance and neighbouring Newlyn still offer some value, according to estate agent Jonathan Cunliffe.

"Many properties in Mount's Bay offer a sea view so you'll find one for £300,000 to £400,000," he says.

Penzance has its celebrated art deco lido, art galleries, artisan food shops alongside centuries-old seafaring pubs, and a promenade undergoing a revamp. In Newlyn, celebrated for its School of Art, the filmhouse and Argoe seafood restaurant are highlights.

Buyers can find a three-bedroom period terrace for £300,000 in Newlyn, or Savills is selling a four-bedroom Edwardian villa with for £875,000.

Hastings, East Sussex

Average price: **£320,326**

Over 10 years, Hastings and its adjunct, St Leonards-on-Sea, have seen some of the most substantial price growth of seaside towns over the past decade.

A go-to choice for bohemian south Londoners looking for a full-time move or an Airbnb investment, they have become a mecca of art galleries, craft beer shops and concept stores, while Source Park, the world's largest underground BMX and skatepark, is a magnet for local teens. The faded Regency facades of the townhouses – some in St Leonards designed by James and Decimus Burton – are fast being spruced up.

Jon Clements, of agent M&W Property, says: "There's been so much regeneration in St Leonards that it is now more expensive than next-door Hastings." You can still find a two-bedroom flat on the seafront's Grand Parade for £300,000, or a three-bedroom house in Hastings for the same price.

Tenby, Pembrokeshire

Average price: **£337,502**

Pembrokeshire can be pricey these days but try Tenby for its mix of golden sandy beaches, historic charm and affordability. Its medieval town walls and winding streets are full of tempting cafés such as the Loafley Bakery & Deli or there is the food and craft beer hub of Hwb in nearby Narberth. No longer a "stag night" town, it hosts a blues festival, street food festival, as well as art exhibitions, concerts and outdoor theatre (try Carew Castle).

While properties within the city walls or sea views are more expensive, a lot of smaller terrace houses keep their value lower, says Carol Peett of West Wales Property Finders estate agents. "It's a vibrant year-round town popular with families and retirees," she says.

You can get a three-bedroom terrace for less than £350,000, or a two-bedroom flat without sea views for £275,000. A pretty five-bedroom house

▲ Hallway of the six-bed property, which is one mile from Lamorna Cove, above

within the city walls is on sale at £475,000 through separate agents West Wales Properties, or your money goes further if you dive inland.

Whitley Bay, Tyne and Wear

Average price: **£327,052**

Like nearby Tynemouth, Whitley Bay is easily accessed by Metro from Newcastle and is on the up. Whitley Bay's got its own long swathe of sandy beach great for surfing, and the regeneration of its white-domed Spanish City includes a champagne bar, tea room and its award-winning fish and chip restaurant, Trenchers.

Its microbreweries, improving schools and reasonable property prices help pull in a more arty, younger crowd, according to estate agents in the area. You can find a five-bedroom house for £500,000, or a two-bedroom flat close to the Promenade for £250,000.

35%

On a wave
Rise in price of a house within one mile of the coast since 2019