



9 Balfour Manor Court Station Road, Sidmouth, EX10 8XW

Guide price £325,000





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- Purpose Built Ground Floor Apartment
- Principal Bedroom With En Suite
- Kitchen
- 25 Acres Of Communal Parkland Grounds With Lovely Walks
- Just Under A Mile's Walk From The Town Centre And Sea Front
- Two Bedrooms With Fitted Wardrobes
- Family Bathroom
- Lounge With Double Doors Opening To A Private Patio
- Single Garage In A Block, Ample Visitor Parking
- No Onward Chain



This two-bed ground floor flat is ideally situated within the stunning 25-acre grounds of Balfour Manor within 1 mile of Sidmouth town centre and sea front. The property consists of living room, fitted kitchen, family bathroom and two bedrooms including an ensuite principal bedroom. With its quiet situation and excellent access to the wide range of facilities and events that Sidmouth offers this property would be ideal for those looking to live in and enjoy a much sought after, bustling seaside town from the comfort of a nicely proportioned home surrounded by greenspace.

Walkthrough

Situated in the stunning, 25-acre grounds of Balfour Manor, is a rare opportunity to purchase this 2-bedroom flat. Its nestled amongst rolling lawns and landscaped gardens and yet is perfectly situated for access to bustling Sidmouth with less than a mile to the town centre and beach.

It is accessed by a paved path that leads to the front door of the property. This door opens into a carpeted entrance hall lit by triple windows looking out over the surrounding lawns. The entrance hall connects the property's kitchen and living room (to the left) with the two bedrooms and family bathroom (to the right).

Heading first to the living room at the end of the passage to the left, reveals a good-sized room that benefits from ample natural light through double windows to the side and double French doors that open onto a patio seating area overlooking the path and lawn to the side of the property. The room offers plenty of space for a three-seat sofa and additional furniture.

Next down the corridor the kitchen is well fitted, with an integrated Bosch double oven, gas hob, built in fridge freezer and plumbing and electrics for a washing machine/drier. The kitchen has laminate wood floors and benefits from natural light from double-windows over the sink that look out towards the surrounding

lawns and the Manor itself. There are ample worksurfaces and storage with high and low units on both sides of the room. There is also sufficient space for a two-seat dining table.

Returning to the entrance hall, the corridor to the bedrooms leads past two good-sized built-in storage units on the left wall before curving to the left to a family bathroom with bath, basin and W/C. At the end of the corridor are two bedrooms, both benefitting from built in wardrobes with views out over the grounds. The principle bedroom is an ensuite with electric shower, wash basin, W/C and heated towel rails.



Outside the property has an area of paved patio to the side of the French doors leading from the sitting room offering a pleasant place for chairs in the sun. In addition, the property benefits from access to the 25 acres of the Balfour Manor estate which offers multiple sweeping lawns and landscaped formal gardens with some impressive mature trees, mixed woodland, a croquet lawn and a temple pagoda area that offers some impressive views over Sidmouth to Lyme Bay.

The grounds are maintained by Balfour Manor management company.

The property has gas central heating and is on mains electric, water and sewerage. There is a garage in a

separate block with ample additional parking available nearby.

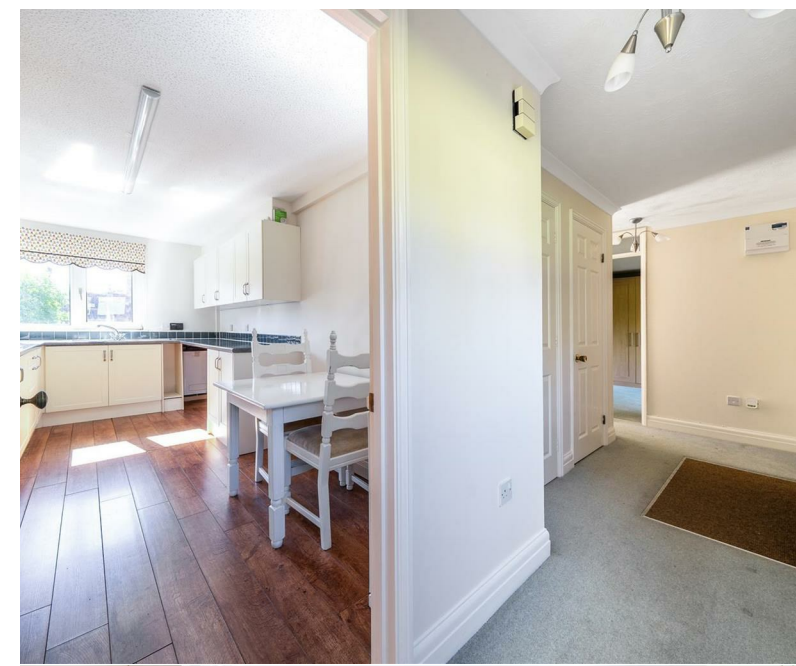
We understand that the owner of the apartment owns one share of the freehold of Balfour Manor Court Limited in addition to owning one share of Balfour Management Company Limited, the owners of the parkland grounds. We understand that the apartment was granted a lease of 999 years from 1973.

We understand the current maintenance charges are £120 per month for up keep of the communal gardens and grounds. An additional £326.50 is paid per quarter to cover maintenance of the building, communal areas, building insurance, administration and a contingency fund. This information should be

checked by your legal adviser before entering into a contract to purchase the property. We are advised Pets are not allowed.

Location

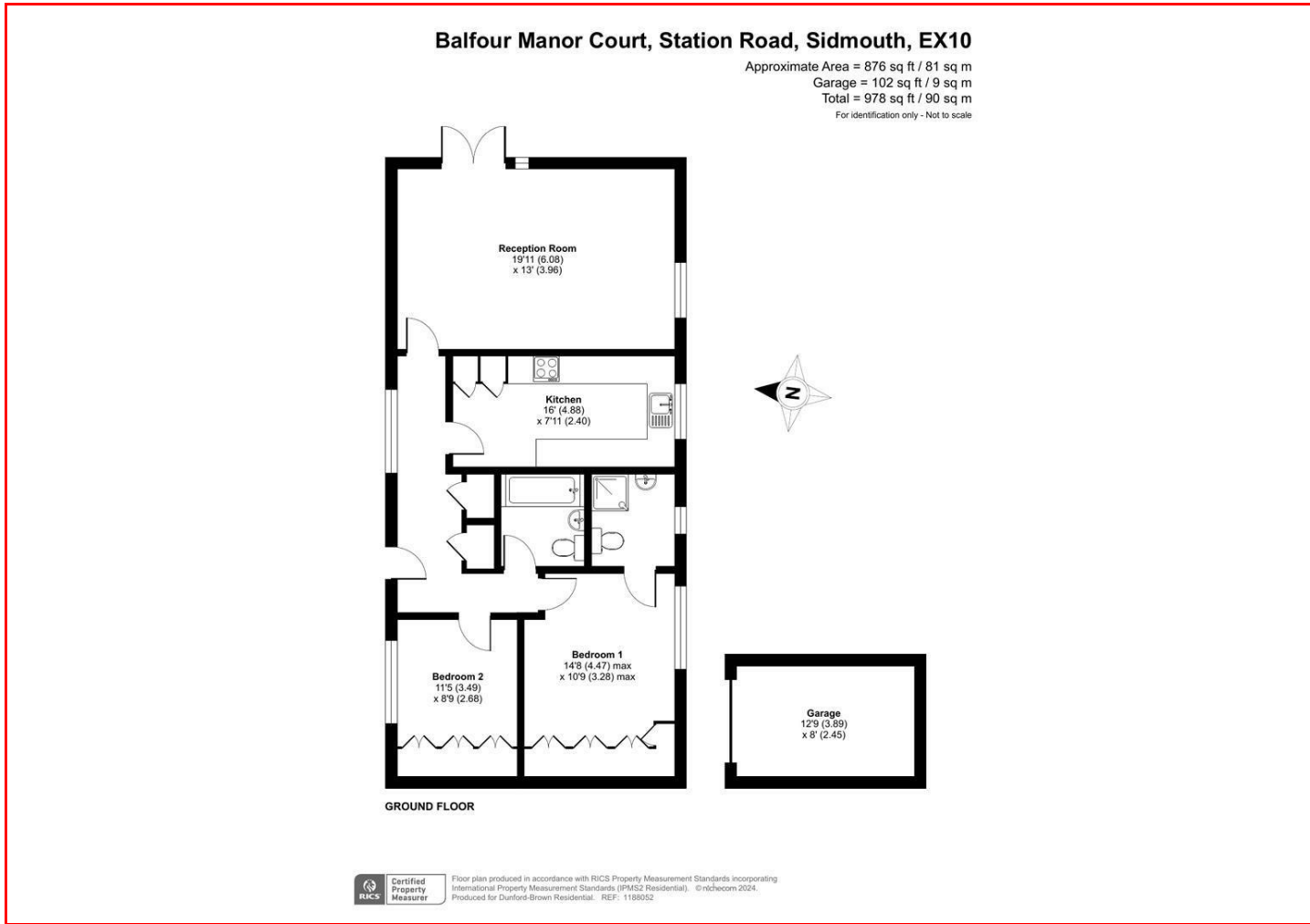
The property is ideally situated, secluded in the 25-acre grounds of Balfour Manor it feels tucked away from the hustle and bustle of busy and desirable Sidmouth. However, it is perfectly located just under a mile's walk from the town centre and sea front. Sidmouth is a well-loved and striking, Regency seaside town that maintains a timeless charm and overlooks Lyme Bay, part of the Jurassic Coast UNESCO World Heritage site. The town offers an excellent range of shops, restaurants, hotels, cafes and services with plenty of opportunities to get involved in a range of events and activities that take place throughout the year. These include coastal sports, swimming and paddleboarding from the town's sand and pebble beaches, as well as enjoying any of the wide range of festivals the town hosts including a jazz and blues festival, science festival, regatta and Sidmouth Folk festival –the oldest folk festival in Britain.



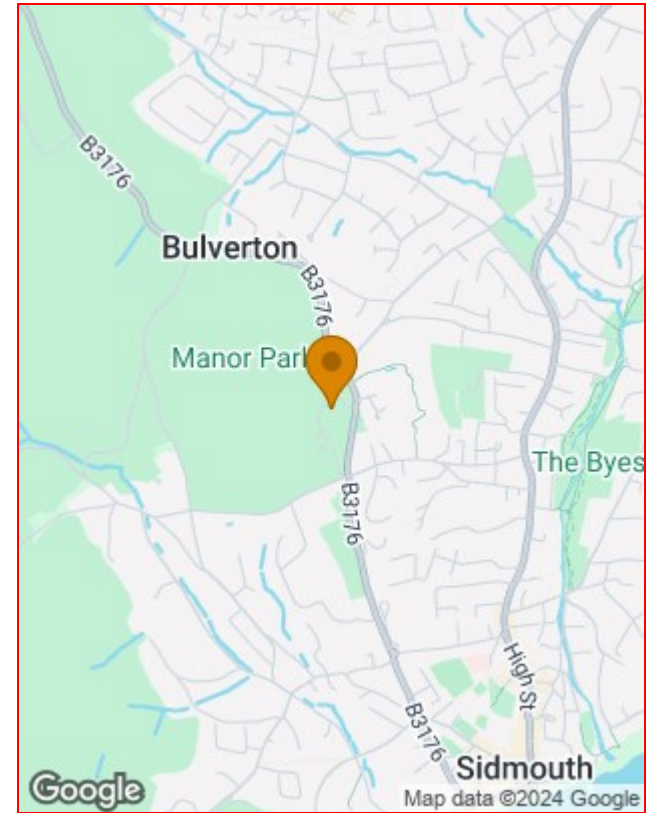


Sidmouth is located just under 15 miles from Exeter; 11 miles from the M5 at Junction 30; 10 miles from Honiton (and the A303 to London) and 6 miles from charming Ottery St Mary. Train services to London Waterloo are available from Feniton (9 miles) and Honiton, with faster services to London Paddinton and the North available from Exeter St Davids. Exeter Airport is located within 10.2 miles and Bristol Airport is 75 miles away.

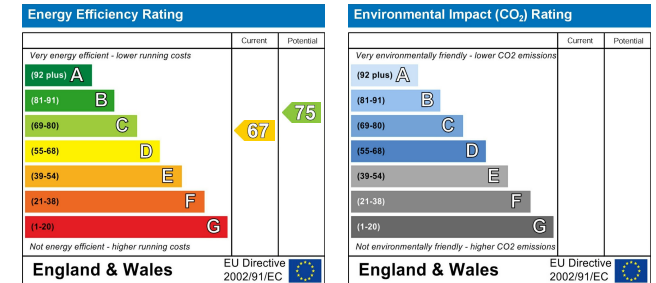
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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