



 HARRISON  
LAVERS &  
POTBURY'S

1 Heathlands  
Alma Lane  
Sidmouth  
EX10 8JP

£475,000 LEASEHOLD

**A spacious, first floor flat occupying an elevated position on Salcombe Hill with glorious, south facing sea views extending across the Sid Valley to Peak Hill.**

Offered for sale with no on-going chain, the property forms part of a converted, pre-war building with a private entrance, gas central heating and double glazing. Once inside, stairs rise to a dual aspect landing with storage. The kitchen has fitted units with a built-in oven and space for a washing machine, dish washer, fridge and freezer. A stunning timber door gives access to a large covered balcony, looking west and with a breath-taking view over the town to Peak Hill, along the coastline and out to sea. A spacious sitting room is dual aspect with views easterly up Salcombe Hill, over the south-west coast path, directly out to sea and from the deep bay window, over the Sid Valley and Esplanade to Peak Hill.

A useful study space off the kitchen leads through to an inner hallway. The main bedroom features a wide bay window making the most of the glorious, westerly views. There is a second double bedroom, again looking west, a third single bedroom with views up Salcombe hill, a bathroom and separate WC.





A double glazed lobby adjoins the entrance to the property and leads through to a private garden. Facing due south, this large garden is predominantly laid to lawn with a raised patio, timber shed and with stunning views over the town and along Peak Hill. The property owns a single garage, the left hand of the pair, seen as you enter the driveway and it is understood that there is a neighbourly agreement that a car can be parked outside the entrance to the flat.

Alma Lane is located in a delightful position, on the south-west coast path and only half a mile from the town centre and seafront via Cliff Road and Alma Bridge. Sidmouth is an unspoilt coastal town, with a beautiful Regency Esplanade and benefitting from numerous independent shops and High Street chains, Waitrose, Lidl, a modern doctors surgery, cottage hospital, cinema, theatre, regular bus services and with well supported sports clubs to include rugby, cricket and an eighteen hole golf course.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 25.12.1967. The Freehold is held by the ground floor flat and we are advised that the cost of maintaining the building is split equally between both flats.

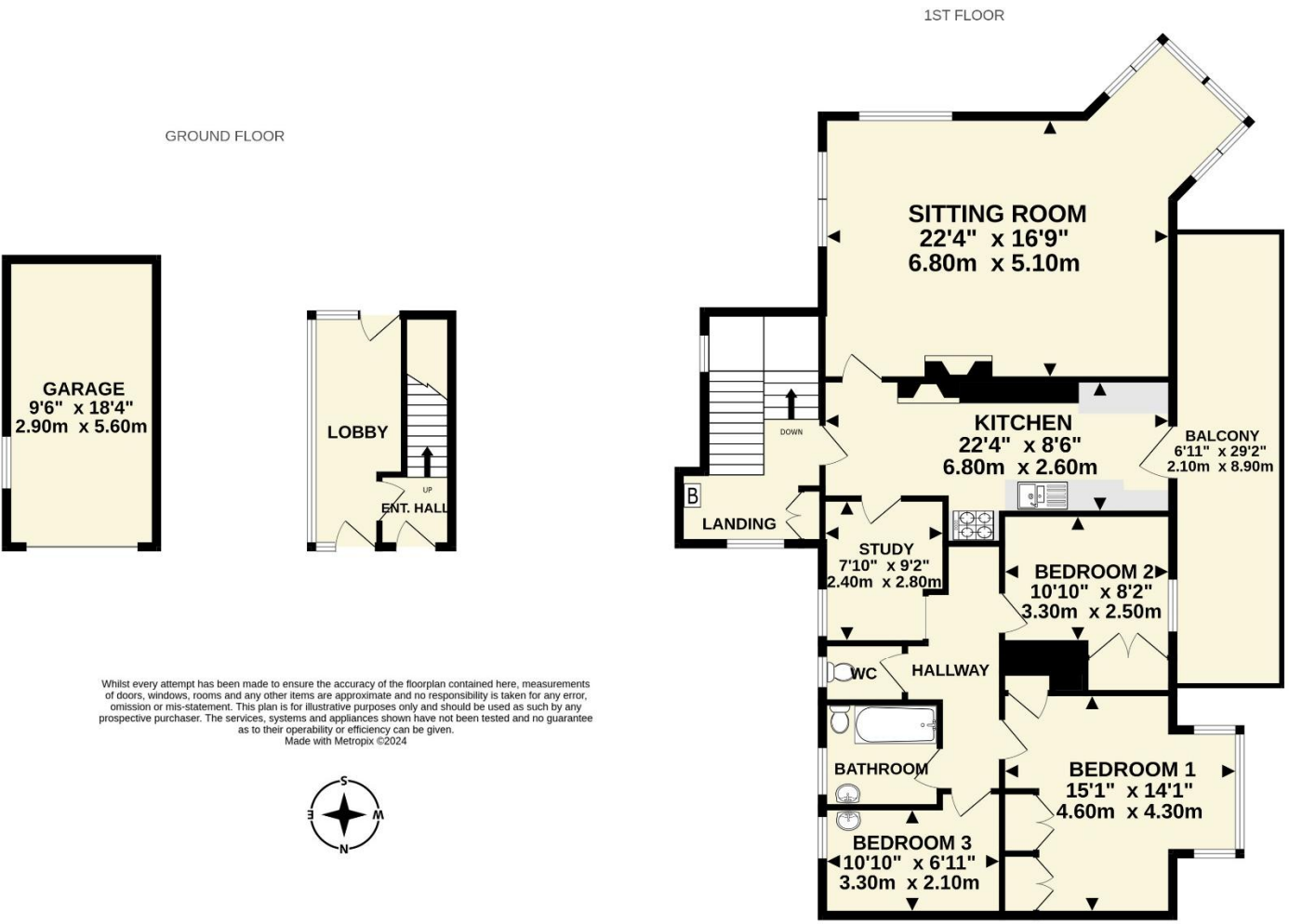
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is E.

**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02384**





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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**DIRECTIONS** On entering Sidmouth via the A3052 from Exeter, pass The Bowd Inn junction following the road, passing Kings Garden Centre and continue along Sidford High Street until meeting the crossroads in the centre of Sidford. Continue through Sidford, passing The Blue Ball Inn on the left and taking the next right turn into Fortescue Road. Follow the road for approximately one and a half miles, passing the Hunters Moon Hotel on the right and taking the next left into Salcombe Hill Road. Follow the road for a third of a mile, turning right onto Alma Lane following the road passing Hillside Road and Laskeys Lane on the right. The driveway entrance will then appear ahead of you.

**VIEWING** Strictly by appointment with the agents.

**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

Tel: (01395) 516633  
 Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)  
[www.harrisonlavers.com](http://www.harrisonlavers.com)

