



22 Trinity Court,
The Esplanade
Sidmouth
EX10 8BE

Guide Price
£575,000 LEASEHOLD

A spacious, first floor apartment situated on the esplanade, with uninterrupted south facing sea views.

One of the largest properties available at the development, this purpose-built apartment provides particularly spacious living accommodation with a kitchen/dining room and a generous sitting room, both opening out onto the balcony where there are 180 degree views of Sidmouth's seafront.

The kitchen area has recently been refitted and comprises a good range of storage units and worksurfaces along with integrated appliances comprising a split-level oven, microwave/combi, gas hob, extractor, fridge/freezer, dishwasher and washing machine. A further cupboard houses the gas boiler and immersion cylinder providing central heating and hot water.

A spacious hallway has a walk-in store room and there are further cupboards, all providing excellent storage.





The main bedroom has a good range of wardrobes and has a window with a westerly view over the town centre to Muttersmoor and a recently refitted en-suite shower room has a modern white suite and attractive tiling. There is a second double bedroom with built in wardrobe and a main bathroom.

The entrance to Trinity Court is at the rear of the building where there is some visitor parking and gated access to the undercover parking area where the property has a single private space numbered 10.

Trinity Court occupies an enviable situation on the seafront and as such is within walking distance of all town centre amenities. These include an excellent range of independent shops and High Street chains, beautiful public gardens, regular bus services to the surrounding area and sports clubs including sailing, cricket and rugby.

TENURE Leasehold. Understood to be for a term of 125 years from 1989. The property holds an equal share in the freehold interest and the owners of Trinity Court employ a professional managing agent. We are advised that letting of any kind is not permitted and that pets would be considered with prior permission.

SERVICE CHARGE We are advised the current half yearly service charge is £2,529.10 plus £142.20 for lift reserve correct as of July 2024. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

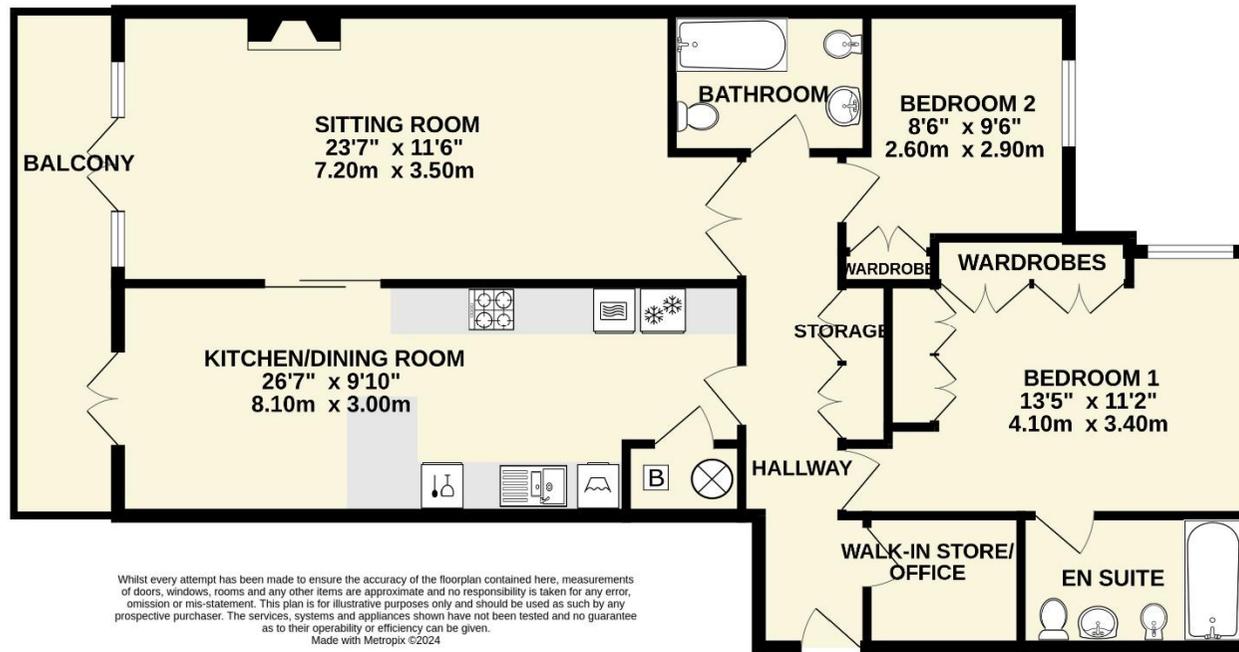
OUTGOINGS We are advised by East Devon District Council that the council tax band is F.

EPC: C

POSSESSION Vacant possession on completion.



FIRST FLOOR



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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REF: DHS01806

DIRECTIONS (on foot) From our office on the High Street proceed down the road towards the seafront. At the T junction with the esplanade turn left, follow the road and Trinity Court will be seen on the left before the sailing club. The entrance to the building is at the rear.

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.



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