



HARRISON  
LAVERS &  
POTBURY'S

18 Witheby  
Sidmouth  
EX10 8SR

£350,000 LEASEHOLD

**A purpose built second floor flat with lift access, stunning south facing sea views, two double bedrooms and situated in a desirable location close to the town centre and seafront.**

Situated on the second floor of this 1960s built development, this second floor flat is offered for sale in good order throughout, with gas central heating and double glazing. Benefitting from aspects to the south and east, the property enjoys a glorious outlook with views over Manor Road to the sea. From the main entrance, a lift rises to the second floor and once inside the property, a spacious entrance hallway has good storage to include a walk-in cupboard. A dual aspect sitting/dining room primarily looks south, taking in a stunning sea view. A separate kitchen is fitted with a good range of units, with a built-in oven and hob and with space for a dishwasher, washing machine and fridge/freezer. The kitchen again looks to the south and the seaview. The property has two double bedrooms of equal size, both with built-in wardrobes and taking in an easterly aspect overlooking the communal gardens. The bathroom is fitted with a white suite, as is the separate shower room. Gas central heating is fired by a communal boiler and the property has recently been decorated and fitted with new carpets.

The residents benefit from attractive and well kept communal gardens, enjoying a south easterly aspect and having views across the town to the sea. The property owns a single garage numbered 18 that measures 2.6m x 6.2m (8'5 x 20'3) and has power and light. From the garaging area, a rear communal





door leads into the hallway, with stairs rising to the main ground floor entrance and lift.

Witheby is situated in a desirable part of Sidmouth, to the west of the town centre and is only a quarter of a mile on foot from Connaught Gardens and Jacobs Ladder Beach. The bottom of the High Street is within half a mile, placing the property within convenient reach of all town centre amenities. Sidmouth is an unspoilt coastal town on The Jurassic Coastline, an UNESCO World Heritage Site. The town benefits from a wide range of independent shops, cafes and restaurants, Waitrose, Lidl, a theatre and cinema.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 22.10.1969. The residents employ a professional management company, namely ourselves, to take care of the day to day running of the building. We regret no letting of any kind is permitted nor are pets.

**SERVICE CHARGE** The current service charge is £810.00 per quarter as at August 2024 and includes central heating, hot and cold water, buildings insurance and the servicing and maintenance of the building and grounds. 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 E.

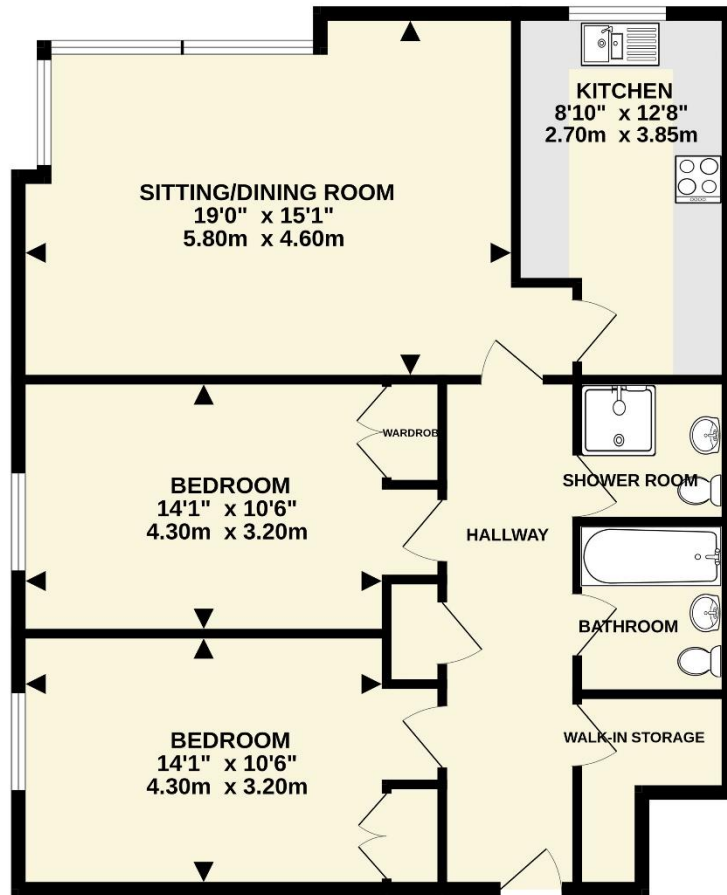
**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02418**



UPPER 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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**DIRECTIONS** On entering Sidmouth via the A3052 from Exeter, turn right at the junction with the Bowd Inn to join the B3176. Follow the road down into Sidmouth, joining Station Road and at the mini roundabout with The Woodlands Hotel, take the second exit to stay on Station Road. Immediately turn right into Cotmaton Road, following the road to the crossroad junction. Continue straight across, following Cotmaton Road and passing Cotlands on the right. Take the next left into Witheby.

**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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