



HLP HARRISON
LAVERS &
POTBURY'S

3 Beach House The Esplanade Sidmouth EX10 8BD

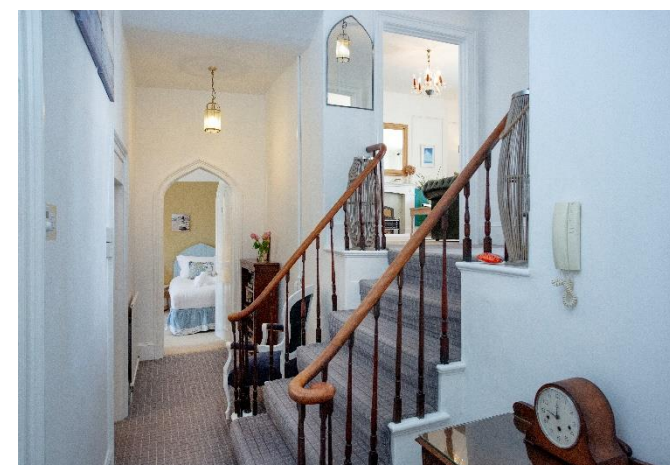
Guide Price
£550,000 LEASEHOLD

A stunning top floor apartment forming part of one of Sidmouth's most notable buildings, situated at the heart of the esplanade and with uninterrupted, south facing sea views.

Understood to have been built in the 1700's and widely believed to be the first house built facing the seafront, Beach House is a striking Grade II* Listed building, the exterior of which was altered in the first half of the 1800's into the Regency style that we see today. The apartment occupies the entirety of the top floor and features three, pointed arch, stain glass windows, all looking due south out to sea. The interior has been sympathetically modernised over the years, retaining period features, in particular an exposed timber framework in the kitchen.

Today the property has modern comforts such as a gas central heating and modern kitchen and bathroom fittings. The apartment is accessed at the rear via a secure entrance to stairs rising to the first floor. A front door then gives access to a further flight of stairs leading to the kitchen/dining room. The kitchen is fitted with a range of modern units to include a built-in oven, grill and electric hob and with space for a fridge/freezer and dishwasher. A utility room off has space and plumbing for a washing machine and tumble dryer and a cupboard housing the gas boiler. A long inner hallway leads to a spacious second bedroom with rear facing window and en suite shower room. The main bathroom is also off the hallway.

A broad staircase rises to the upper level of the apartment where the sitting room, main bedroom and third bedroom, all have breathtaking sea views.





The sitting room and main bedroom are of a particularly good size and the third bedroom is a comfortable single room. Returning to the hallway, a door gives access to a former and unused staircase, where planning permission has been obtained to partially floor the area to create storage. Subject to any necessary planning consent there is also potential to create an en suite to the main bedroom.

There are no gardens to worry about or maintain and parking permits for nearby car parks are available from East Devon District Council. Alternatively, we understand spaces can be rented in both the Mill Street and Bedford Lawn car parks.

Beach House occupies a prominent position at the heart of the Regency esplanade and as such, all town centre amenities are close at hand. Sidmouth is an unspoilt town on The Jurassic Coast, benefitting from a wide range of independent shops, High Street chains, cafes and restaurants. The town centre is busy all year round, has regular bus services to the surrounding area and amenities to include a cinema, theatre, modern doctors surgery, Waitrose, Lidl, award winning public gardens and sports clubs to include an eighteen hole golf course.

TENURE We are advised that the property is Leasehold, held on a term of 999 years with annual Ground Rent of £10. The property can be both long let and holiday let and we understand that pets will require the consent of the Freeholder. The Freeholder owns the ground floor flat.

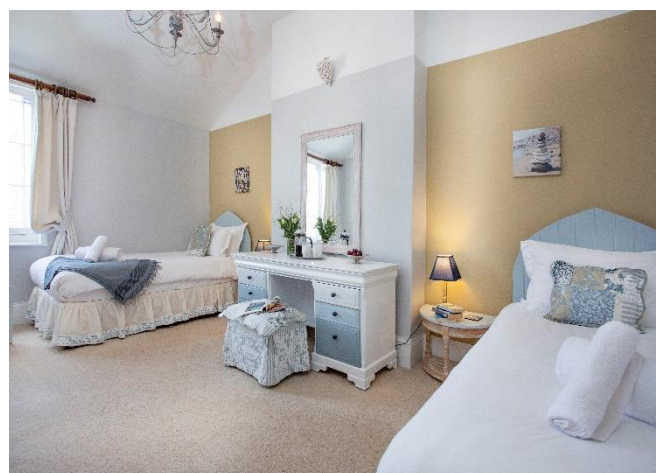
MAINTENANCE Maintenance is organised and paid for when necessary.

OUTGOINGS Council Tax Band - The vendors currently pay Business Rates.

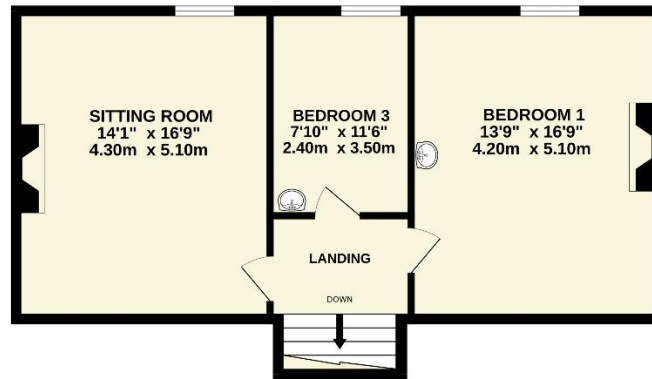
EPC: N/A

POSSESSION Vacant possession on completion.

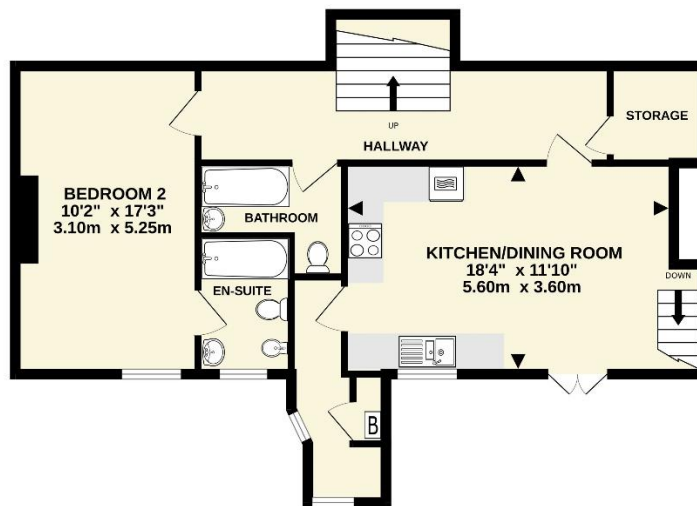
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UPPER LEVEL
623 sq.ft. (57.9 sq.m.) approx.



LOWER LEVEL
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

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 third exit to stay on Station Road, heading towards the seafront. At the T junction next to Bedford Lawn Car Park, turn left and follow the esplanade and Beach House will be seen on the left shortly after the pedestrian crossing. Those arriving by car to view are advised to park in the Bedford Lawn Car Park.

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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