



HARRISON
LAVERS &
POTBURY'S

4 Western Court Sidmouth EX10 8QS

£185,000 LEASEHOLD

A purpose built, first floor balcony flat situated in a most convenient location just yards from the seafront. Offered with no chain.

A communal main entrance with intercom to the property leads to a flight of stairs/lift rising to the first floor. A private entrance lobby leads to an inner door opening into the hallway of the flat which has a storage cupboard and airing cupboard with pressurised hot water cylinder. The kitchen has a south easterly facing window with a pleasant view over neighbouring cottages through to a narrow view of the sea. There are a good range of fitted units with an electric oven and hob, washing machine, fridge/freezer and microwave. Cutlery and crockery are also included in the sale. The sitting room has a uPVC double glazed sliding door opening onto a balcony with a pleasant view along Chapel Street.

There is a good size double bedroom with uPVC double glazed window, double bed and bedroom furniture. The bathroom is fitted with a white suite with a modern electric shower and uPVC double glazed window. There are modern electric heaters in the sitting room, bedroom and hallway that are fully programmable.





Western Court is situated in the heart of the town centre between The Triangle and seafront. As such the esplanade is a very short distance away as are numerous independent shops, High Street chains, cafes and restaurants. Roxburgh and Bedford Lawn Car Park are close by where permits and rental spaces are available.

TENURE Leasehold. 999 years from 2001. The property holds an equal share in the freehold interest and the owners of Western Court employ a professional managing agent, namely Harrison Lavers & Potburys (Hillsdon Management).

SERVICE CHARGE £180.00 per month - Correct at October 2024. Service charges are liable to change so it is recommended you confirm the position with your legal representative prior to purchase.

ADDITIONAL INFORMATION The property can be both holiday let and long let and we understand that pets require the permission of the management company.

Mains electric, water and drainage. No mains gas.

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

EPC: E

POSSESSION The property is currently run as a successful holiday let and is to be sold as seen ideally.

REF: DHS01949



