



HARRISON
LAVERS &
POTBURY'S

Flat 3 2 Fortfield Terrace Sidmouth EX10 8NT

£565,000 LEASEHOLD

Enjoying an open outlook to the sea, a spacious and recently refurbished two bedroom apartment.

Fortfield Terrace is Grade II* Listed and occupies a prominent position on the seafront of Sidmouth. Taking full advantage of the sea views, the terrace overlooks the cricket field and croquet lawns in a southerly direction and the town centre and seafront are within a short walk, as are bus services to the surrounding area. The town offers a broad range of amenities including numerous independent shops and High Street chains, a cinema, theatre, indoor swimming pool, library and popular cafes and restaurants.

This top floor apartment has in recent years been the subject of considerable improvement and expenditure which includes a new roof. Presented in superb order throughout, the apartment is fitted and finished to a particularly high standard and with keen attention to detail.

Both the sitting room and kitchen/dining room take full advantage of the aspect and views to the sea, both being well proportioned rooms. The sitting room has two sash windows along with a feature fireplace, with living flame gas fire and two display cabinets to both alcoves, offer lots of storage.

The kitchen/dining room is beautifully finished and has a range of storage cupboards, incorporating an island unit, all having granite worksurfaces. Integrated appliances comprise a split-level oven, microwave/combi and warming drawer, along with an induction hob, cooker hood, fridge/freezer and dishwasher. In addition, there is a further floor to ceiling storage cupboard and larder.

The two double bedrooms enjoy an outlook to the rear aspect toward Muttersmoor, both being a good size, the main bedroom having fitted wardrobes to one wall.





The refitted shower room comprises a large walk-in shower, WC, wash basin and has two chrome heated towel rails, along with a good storage cupboard. The landing area offers a large walk-in storage cupboard and a useful utility room has a tiled floor and offers further storage with sink unit and space and plumbing for a washing machine.

2 Fortfield Terrace comprises four self-contained flats, three of which are accessed via a communal entrance hall, with the stairs rising to the upper floors.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from October 1986. However, the Freehold of 2 Fortfield Terrace is split equally between the four flats within the building.

SERVICE CHARGE We understand that the maintenance along with the insurance of the building is split between the four apartments. Each apartment pays £100 per calendar month as a regular service charge. This covers insurance for the building however general works are paid for as required. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

SERVICES Mains gas, water, sewerage and electricity are connected. Gas fired central heating, the Vaillant boiler being housed in the utility room.

BROADBAND AND MOBILE Basic and Superfast broadband are available with predicted speeds of 16 to 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

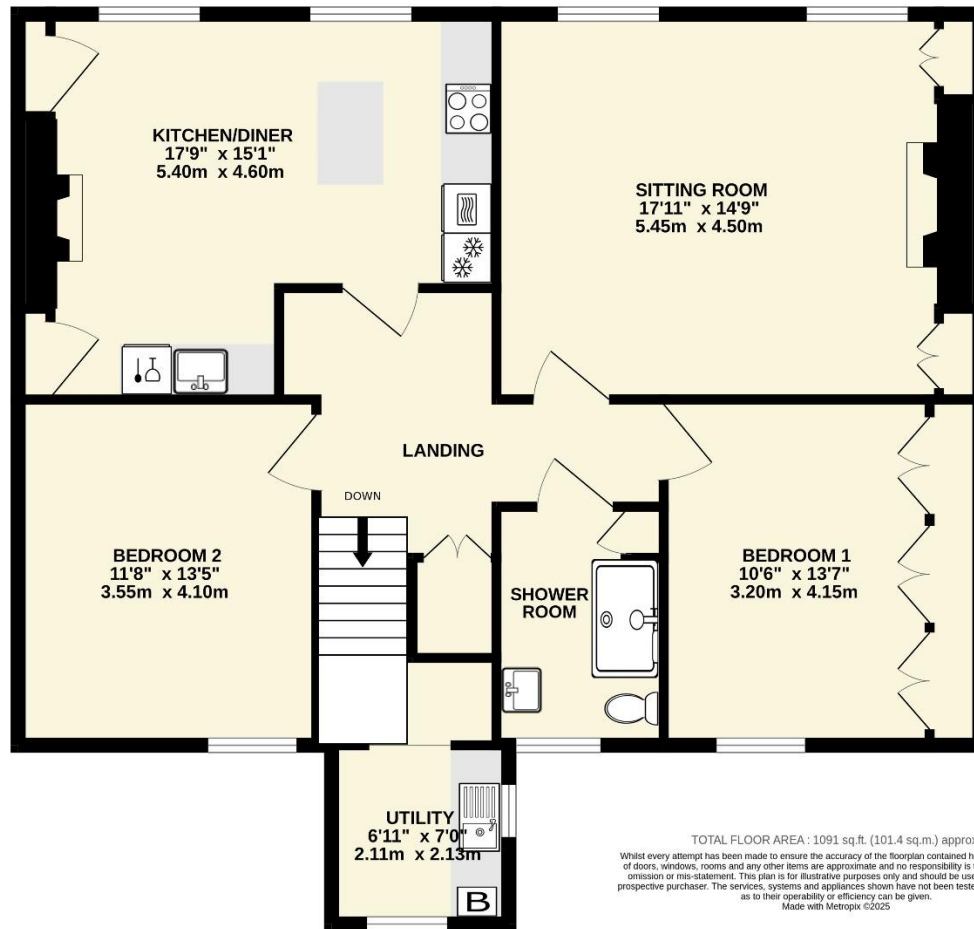
EPC: Grade II* Listed

POSSESSION Vacant possession on completion.

REF: DHS02488



TOP FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



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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