



HARRISON
LAVERS &
POTBURY'S

3 Willoughby House
Peak Hill Road
Sidmouth
EX10 0NW

£450,000 LEASEHOLD

A spacious, first floor apartment providing impressive accommodation of around 1200 sq ft, featuring high ceilings, tall bay windows and a simply breathtaking view over The Sid Valley and out to sea.

On entering Willoughby House, you are greeted by a most impressive communal entrance hall with a high ceiling, quarry tile floor and stunning fireplace. A staircase to the left rises to the first floor and the front door of the apartment. Once inside, the spacious accommodation which has secondary glazing and gas central heating, is accessed via an entrance hall with excellent storage and space for a study desk. The generous sitting room has a tall bay window looking easterly, taking in a stunning 180° view of The Sid Valley and sea. The room features decorative plaster coving, picture rails and a beautiful, marble fireplace. The kitchen/dining room has a comprehensive range of units, with built in dishwasher, oven, microwave, electric hob, fridge/freezer and dresser. A floor standing gas boiler serves hot water and central heating and there is space for a washing machine and tumble dryer.

The main bedroom is dual aspect with a south facing bay window, enjoying sea views. There is a second double bedroom benefitting from the easterly aspect and panoramic views. The bathroom is fitted with a four-piece suite and there is also a separate shower room.





There are communal grounds of approximately one and a half acres, predominantly laid to lawn and enjoying a south easterly aspect and with tremendous views. The property owns a single garage in a modern block at the driveway entrance.

Willoughby House stands towards the top of Peak Hill Road and as such affords breathtaking views across The Sid Valley and out to sea. Connaught Gardens and Jacobs Ladder beach are only half a mile away, with the town centre and esplanade around one mile. Sidmouth is an unspoilt town on the Jurassic Coast, benefitting from a busy High Street, with numerous independent shops and High Street chains and regular bus services to the surrounding area. There is also Waitrose, Lidl, a modern health centre, indoor swimming pool, cinema, theatre and an eighteen-hole golf course.

TENURE The property is Leasehold, held on a term of 999 years from 29.09.1987. We are advised pets are permitted but that any form of letting is not.

SERVICE CHARGE We are advised by the vendor that a service charge of £200 per month (correct July 2025) is paid to a professional management company – Winfields Block and Estate Management, Exeter. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

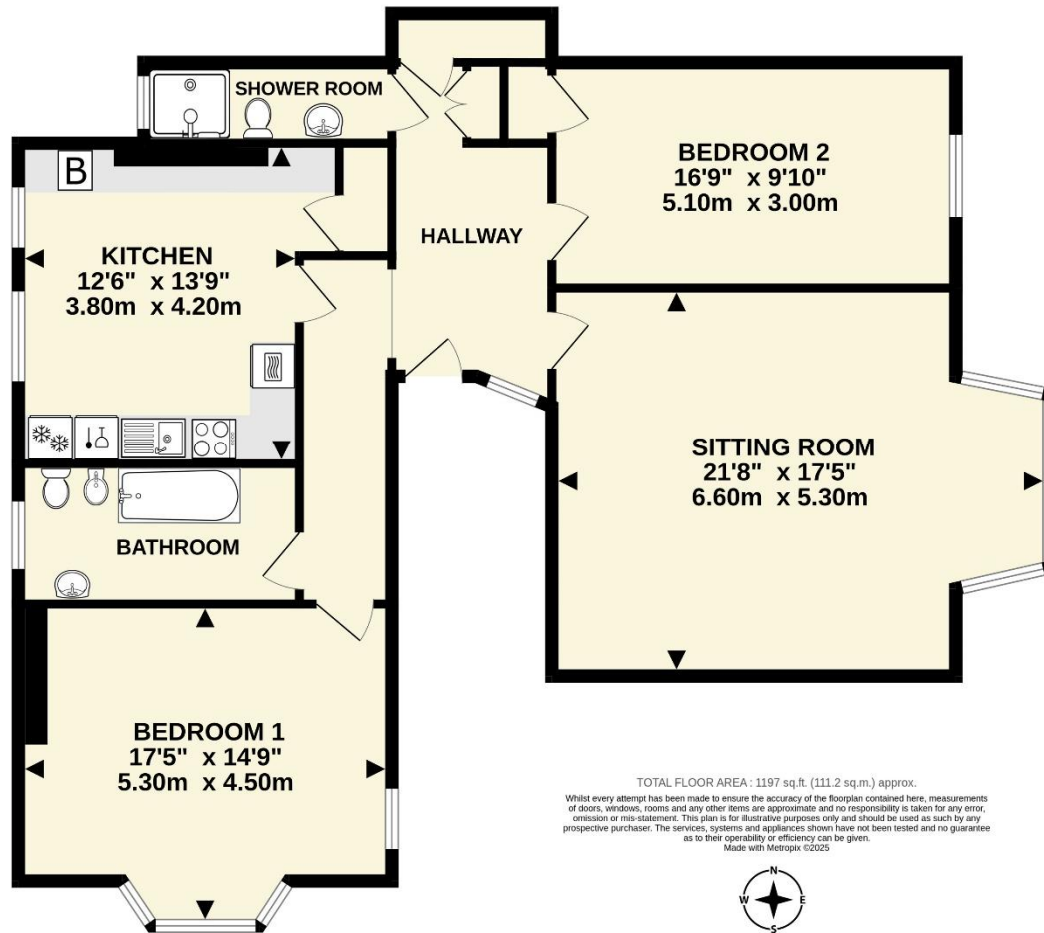
SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard broadband is available with estimated download speeds of up to 25 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – July 2025.

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



FIRST FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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EPC: D

REF: DHS02559

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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