



HARRISON
LAVERS &
POTBURY'S

2 Eaglehurst Lodge
Cotmaton Road
Sidmouth
EX10 8HT

£350,000 LEASEHOLD

A purpose built ground floor flat, with a covered, south facing patio and occupying a convenient position close to the town and seafront.

Offered for sale with no ongoing chain, this ground floor flat presents in good order throughout, with gas central heating and uPVC double glazing. The property features open plan living with a spacious kitchen/dining room extending into a sitting room, both with a south facing, rear aspect. The kitchen is fitted with a comprehensive range of units to include a built-in fridge/freezer, oven, electric hob and dishwasher. Both rooms have patio doors opening on to a private, covered patio overlooking the south facing communal lawn. There is a useful utility room off the hall, with space and plumbing for a washing machine and tumble dryer along with fitted storage cupboards.

The main bedroom is of a good size and features an en suite shower room, with a double mains shower cubicle. There is a second bedroom and a main bathroom with a mains shower over the bath.

Eaglehurst Lodge is a purpose built block of just six flats, enjoying a south facing communal garden to the rear. The garage block is accessed via Seafeld Road, number two belonging to the property.





Eaglehurst Lodge stands less than half a mile from the town centre and seafront and is just a short walk from regular bus services. As such the property is well placed for all town centre amenities including a busy High Street with numerous independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic Coastline offering a broad range of amenities to include Waitrose, Lidl, cinema, theatre, modern health centre and various sports clubs to include an eighteen hole golf course.

TENURE We are advised that the property is Leasehold, held on a term of 150 years from 07.09.2004. We understand the property owns an equal share in the freehold interest and that the owners collectively manage the day to day running of the building.

SERVICE CHARGE The current Service Charge is £100 a month – correct at October 2025. Service charges are liable to change; you should therefore check the position before making a commitment to purchase.

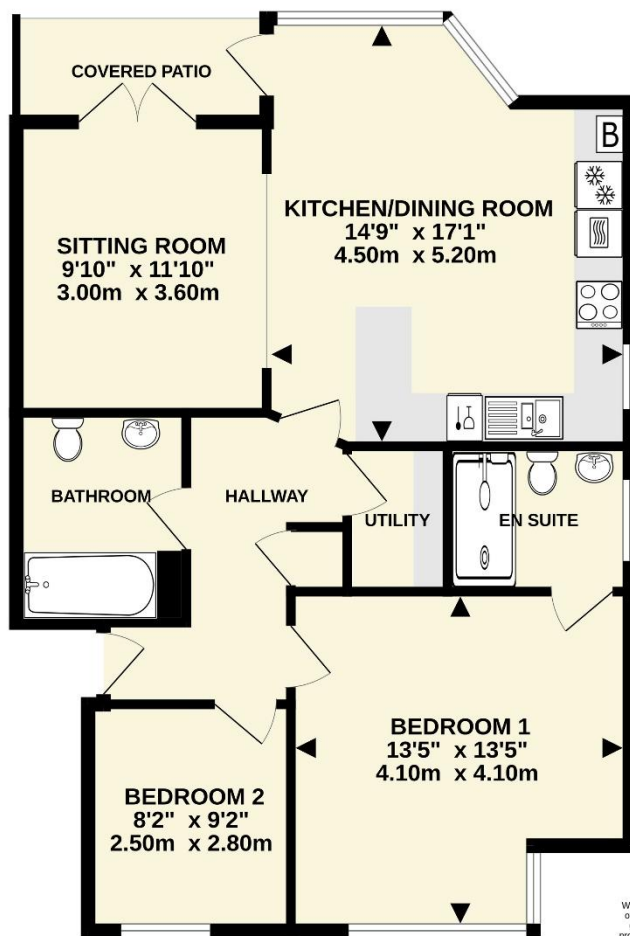
SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with predicted download speeds of up to 80 mbps. Good outdoor and indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - as at September 2025.

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



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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: C

POSSESSION Vacant possession on completion.

REF: DHS02589

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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

