



HARRISON
LAVERS &
POTBURY'S

3 Bank Chambers
40-42 High Street
Sidmouth
EX10 8EJ

£369,000 LEASEHOLD

An impressive and beautifully presented top floor flat, built in 2023 and situated in the heart of the town centre, just a short walk from the seafront.

Sympathetically converted in 2023, Bank Chambers is an imposing, Victorian building comprising three flats on the upper floors, with The Edinburgh Woollen Mill trading on the ground floor. Occupying the top floor, the property benefits from superb views, particularly to the rear, looking across the valley, to Salcombe Hill and out to sea. Coded, electric gates give access to the side of the building where the communal entrance for the flats is located. Stairs rise to the second floor and the property in question.

Once inside, the entrance hallway has a useful storage cupboard with space and plumbing for a washing machine and there is a pull-down ladder giving convenient access to a large, boarded loft space with power and light. Thereafter, all principal rooms have tall, double glazed sash windows, with Dimplex Quantum electric heaters. The sitting room has a rear facing aspect and a door opening onto a roof terrace, enjoying delightful town views extending up the valley, across to Salcombe Hill and out to sea. The terrace also has power and light. The sitting room is open plan to the kitchen/dining room which is well appointed, with a range of fitted units having a built-in oven, hob, fridge/freezer and dishwasher.





The main bedroom has a front facing aspect, built-in wardrobes, drawers and a dressing table and an en suite shower room. The second double bedroom looks to the rear, again has built-in wardrobes, storage and a dressing table. Lastly, the main bathroom features a shower over the bath and built-in storage.

To the rear of the building the property has a large, private, off-road parking space accessed via Russell Street. There is also bin storage and wiring in place for the installation of an EV charging point.

Bank Chambers stands in the heart of the town centre and as such within short walking distance of a broad range of amenities to include independent shops, High Street chains and popular restaurants. The property is also just a quarter of a mile from the esplanade and beach. Sidmouth is an unspoilt town on the Jurassic Coast that benefits from a theatre, cinema, Waitrose, Lidl, the renowned Byes and River Sid 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 999 years from 2023. Letting, holiday letting and pets are permitted.

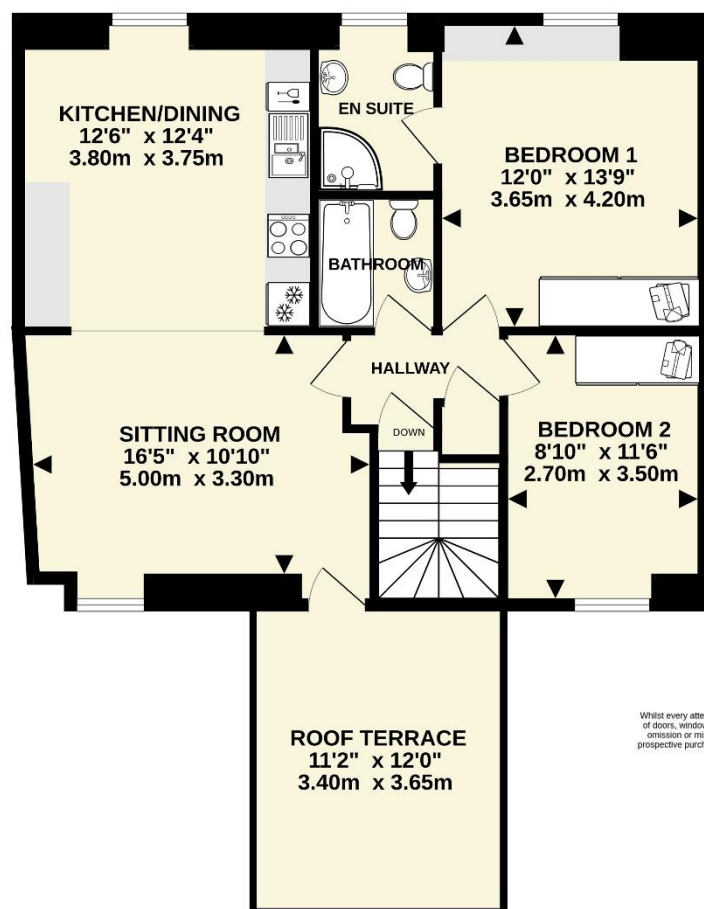
SERVICE CHARGE £100 per month – correct at October 2025. Service charges are liable to change; you should therefore check the position before making a commitment to purchase.

SERVICES Mains electricity, water and drainage are connected. There is no main gas.

BROADBAND AND MOBILE Standard broadband is available with estimated download speeds of 18 mbps. Good outdoor and indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (correct as at October 2025)



TOP FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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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OUTGOINGS We are advised by East Devon District Council that the council tax band is **B**.

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02596

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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