



HARRISON
LAVERS &
POTBURY'S

8 Cottington Court
Sidmouth
EX10 8HD

£395,000 LEASEHOLD

A spacious, top floor balcony flat, having breathtaking views over the town to the sea.

Offered for sale with no ongoing chain, this top floor (second floor) balcony flat has lift access, electric heating and uPVC double glazing. Located within the only block at Cottington Court to offer three bedroom accommodation, this property offers greater flexibility, providing additional space for a study or separate dining room. The sitting/dining room is particularly spacious and has dual aspect windows, with sliding doors opening onto a south facing balcony that extends to the west. Glorious far-reaching views stretch from Salcombe Hill, across the town to the sea and west to Peak Hill. A spacious separate kitchen is fitted with a comprehensive range of units to include a built-in oven and electric hob and with space for a fridge/freezer, washing machine and tumble dryer.

The main bedroom is dual aspect to include the view to the sea, there is a spacious, dual aspect second bedroom, the third bedroom enjoys the view to the sea and lastly there is a bathroom and separate WC.

The Cottington Court development occupies an attractive site in excess of two acres with impressive and very well kept communal gardens, enjoying a south facing aspect with a mature tree lined boundary. The main driveway entrance on





Cottington Mead leads to residents and visitor parking. Residents can use a pedestrian gate on to Cotmaton Road for a more convenient route to the town centre and seafront.

Cottington Court is situated in a convenient position, only half a mile from the town centre and seafront. As such the property is within easy reach of all town centre amenities that include numerous independent shops, High Street chains, popular restaurants, regular bus services, beautiful public gardens, a cinema and theatre. Waitrose, Lidl and a modern health centre are a short drive away.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 28.07.1959.

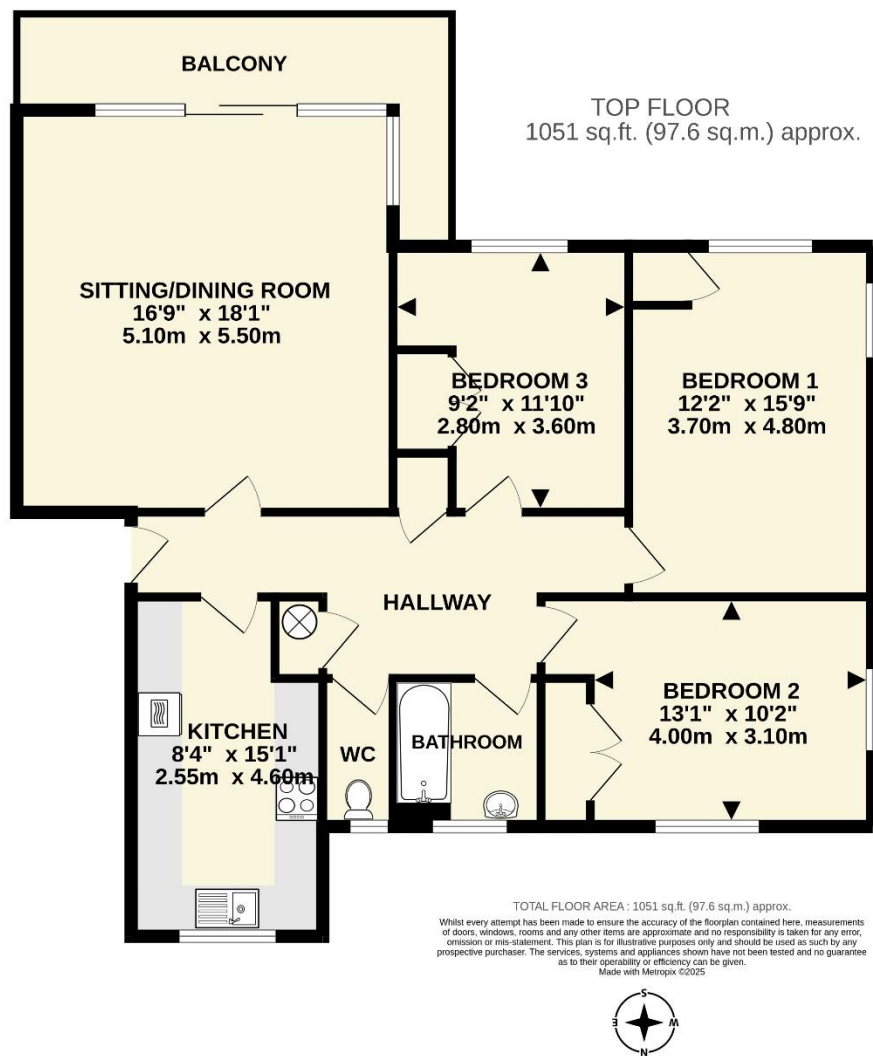
SERVICE CHARGE The current half yearly Service Charge is £1,282.26 correct at September 2025. The block is metered for water with the property paying an equal, 1/8th share. Service charges are liable to change; you should therefore check the position before making a commitment to purchase.

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

AGENTS NOTE We understand that pets and holiday letting are not permitted, although long term letting would be considered with the prior approval of the managing agents.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted downloads speeds of up to 1000 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**.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02590

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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