



HARRISON
LAVERS &
POTBURY'S

No Parking
at any time

1 Clifton Place
Peak Hill Road
Sidmouth
EX10 8RZ

£700,000 FREEHOLD

Occupying a somewhat unique situation and enjoying lovely coastal views, an historic four bedroom seafront house, with off road parking.

The property is situated to the western end of Sidmouth's esplanade and enjoys a stunning south aspect with views to the sea, along the coast and the esplanade. The town centre is within a short stroll and offers an excellent range of amenities and the property boasts off road parking, which is very unusual for a property in this location.

Being Grade II Listed, the property is of some considerable age and is now in need of general improvement and modernisation throughout. The accommodation is arranged over three floors with some secondary glazing to the windows and most rooms have electric heaters.

To the south side an entrance porch opens into the reception hall, with the staircase rising to the upper floors and there is a useful cloaks/WC, fitted with a WC and wash basin. The main living room to the ground floor was probably the original dining room and enjoys a dual aspect, taking full advantage of the views to the sea and along the esplanade. A central fireplace has a fitted gas fire. A separate dining room also has a view to the south aspect and has fitted cupboards, drawers and shelving and opens into the adjoining kitchen which is to the rear aspect. This has a Belfast sink with adjoining surfaces and there is space for appliances along with a door giving access to Peak Hill Road. The kitchen also has a walk-in larder and storage cupboard.





To the first floor there are two bedrooms, the larger bedroom being the original first floor sitting room, having high ceilings and a concealed fireplace. This room enjoys a lovely triple aspect to the south, east and north elevation, therefore taking full advantage of the views. A second bedroom faces south and has a fitted wardrobe and there is a separate dressing room with recently added partitioning enclosing a small shower unit. Through the dressing room is an adjoining bathroom fitted with a panelled bath with shower over along with a WC, wash basin and airing cupboard.

To the second floor there are the original servant's rooms, having slightly low ceilings (1.8m) which are currently being used as two bedrooms, one enjoying an east aspect along the esplanade. Both bedrooms have storage cupboards and off the landing is a further large storage cupboard.

The outside space/garden area is immediately to the south side of the house and is mainly paved. Wooden gates open onto the parking space.

Sidmouth's town centre offers a broad range of amenities to include independent shops, High Street chains and popular restaurants and also a theatre, cinema, Waitrose and Lidl supermarkets and the Beacon Medical Health Centre.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available with predicted download speeds of up to 60 mbps. Good outdoor and indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (as at November 2025)

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

EPC: N/A – Grade II Listed

POSSESSION Vacant possession on completion.

REF: DHS02600

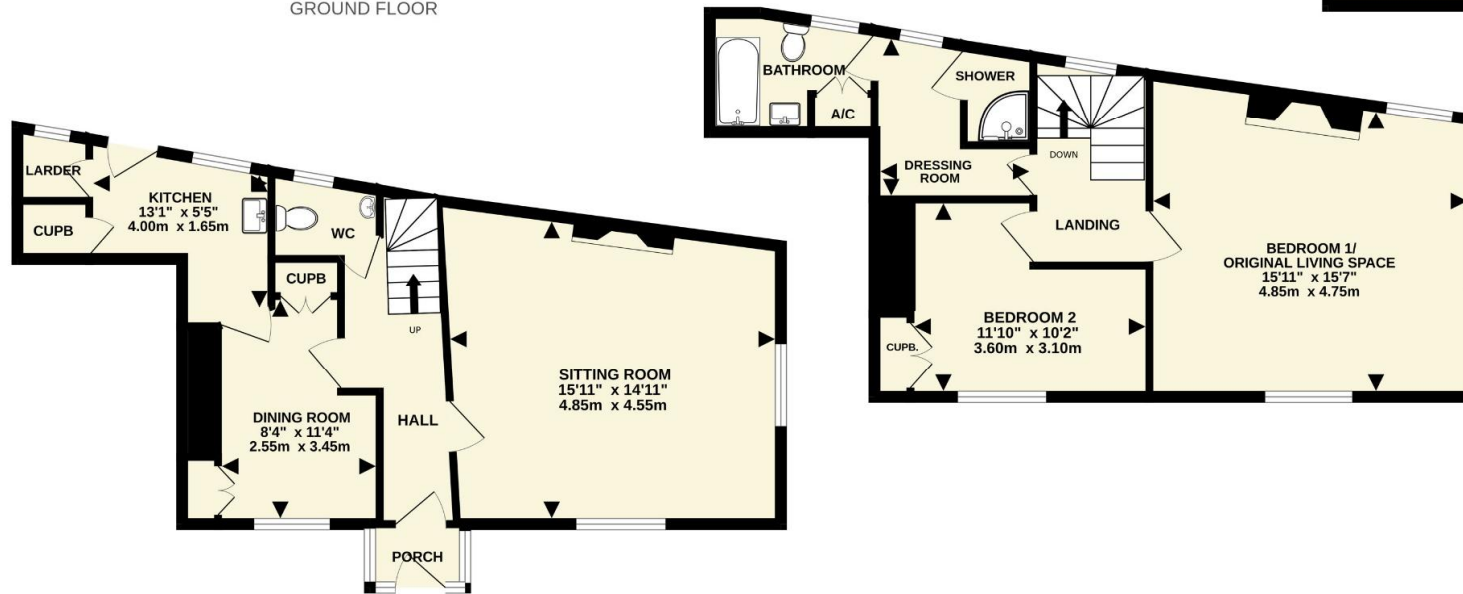
VIEWING Strictly by appointment with the agents.



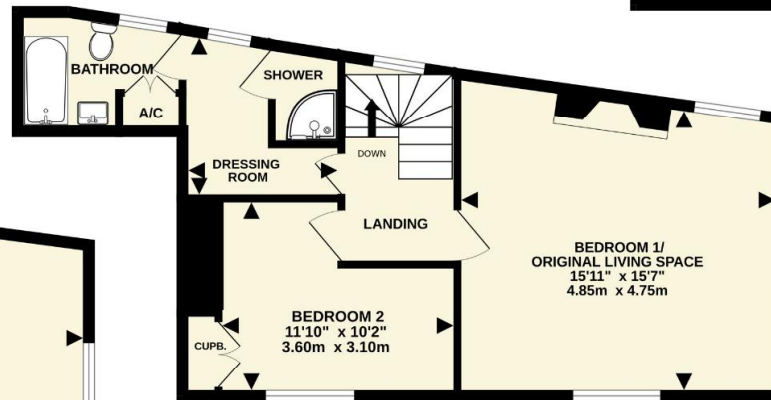
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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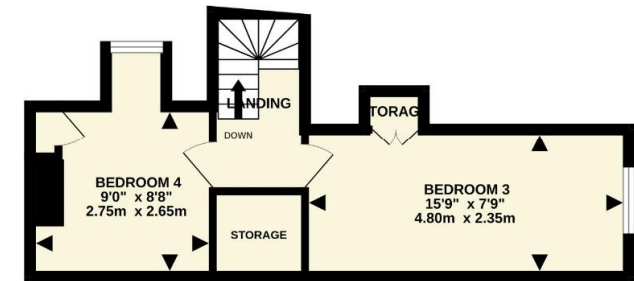
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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