



HARRISON
LAVERS &
POTBURY'S

**The Penthouse & The Barbican
Wyndham Court
The Esplanade
Sidmouth
EX10 8BE**

£265,000 LEASEHOLD

Two, one-bedroom flats to be sold together, located on The Esplanade with uninterrupted south facing sea views.

Offered for sale with no ongoing chain, the flats occupy the top floor of a Grade II Listed, Regency building, in a Conservation Area on the seafront. Accessed at the front or rear of the building, stairs rise to the third floor landing and the two properties in question.

The Penthouse flat is the larger of the two comprising open-plan sitting/dining/kitchen with a south facing window taking in a stunning view over The Esplanade and out to sea. The kitchen area is fitted with an electric hob, storage and includes a washing machine and fridge/freezer. To the rear is a double bedroom with built-in storage, en suite shower room and a fine view over the town and up The Sid Valley. A combination boiler installed in January 2025 provides central heating and hot water to both flats.

The Barbican flat comprises open-plan sitting/dining/kitchen, again having a stunning south facing view out to sea. The kitchen area is fitted with an electric hob, sink and storage and a washing machine and fridge/freezer are included. A double bedroom to the rear also has a fine view across The Sid Valley and an en suite shower room.





Restricted, daytime on-street parking is available on The Esplanade and permit parking is available in The Ham car park to the rear of the building. Some unrestricted, on-street parking can be found within a quarter of a mile at Riverside Road.

Being situated on the seafront, Wyndham Court is within short walking distance of all town centre amenities. In summary these comprise numerous independent shops, High Street chains, popular restaurants, regular bus services and beautiful public gardens. Sidmouth itself is an unspoilt town on the Jurassic Coast with wide ranging amenities including Waitrose, Lidl, a cinema, theatre, indoor swimming pool and numerous sports clubs to include an eighteen-hole golf course.

TENURE We are advised that the properties are Leasehold. Both flats are held on a 999 year lease from 01.01.2003. The Freeholder is The Royal York & Faulkner Hotel. Long and Holiday letting are permitted but pets are not.

SERVICE CHARGE We are informed by the vendor that there is a service charge of £210 per month to cover both properties. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

SERVICES

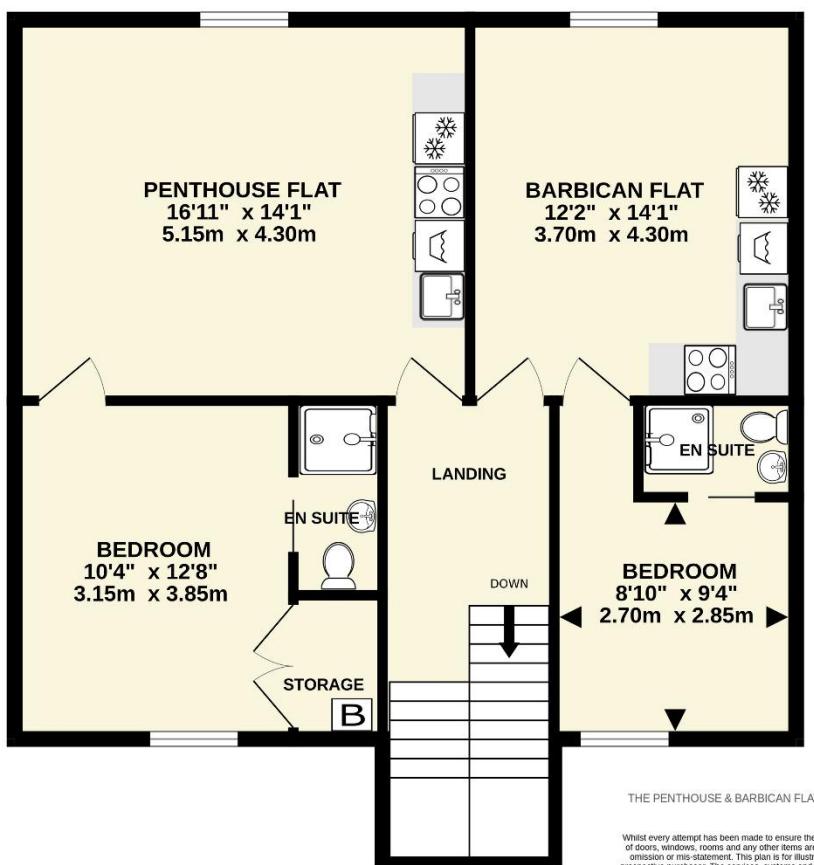
The Penthouse Mains gas, electricity, water and drainage are connected.

The Barbican Mains electricity, water and drainage are connected.



BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - January 2026.

THIRD (TOP) FLOOR



OUTGOINGS The flats are held on separate titles and both are council tax band B.

EPC: Grade II Listed

POSSESSION Vacant possession on completion.

REF: DHS02616

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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