



HARRISON  
LAVERS &  
POTBURY'S

10 Trinity Court  
The Esplanade  
Sidmouth  
EX10 8BE

£245,000 LEASEHOLD

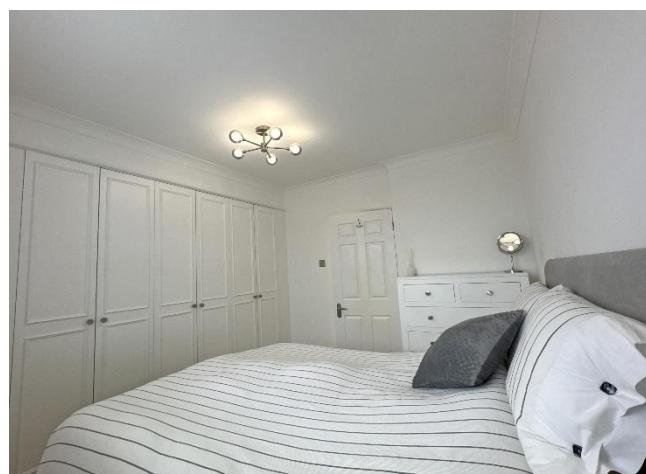
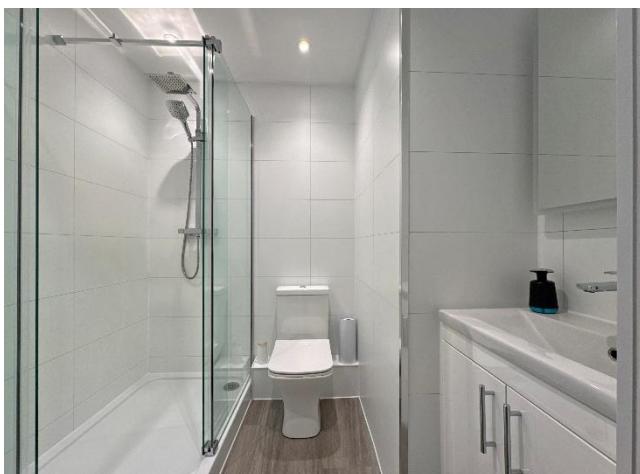
**Presented in immaculate contemporary order, this ground floor flat lies just off the seafront, close to all town amenities and with gated under-building parking.**

Presented in superb modern order throughout, this ground floor flat forms part of a purpose-built development located on the esplanade. Once inside, the accommodation features central heating fired by an electric boiler, modern double glazing, quality flooring and neutral decoration. The entrance hallway has generous storage and leads through to an open plan, sitting/dining/kitchen. This dual aspect room is fitted with an excellent range of units, having built-in appliances to include a washing/dryer machine, fridge, separate freezer, oven and five ring gas hob.

The double bedroom has floor to ceiling fitted wardrobes providing ample storage. Finally, a well-appointed shower room features a mains shower with double cubicle, ladder style radiator and some built-in storage.

The entrance to Trinity Court is at the rear of the building where there is visitor parking and gated access to the under-building parking area. The property has a private space numbered 29.





Trinity Court occupies an enviable location within a Conservation Area on the seafront and as such is within short walking distance of all town centre amenities. There are regular bus services, an excellent range of independent shops, High Street chains and restaurants. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from easy access to the South West Coastal path. Amenities include Waitrose, Lidl, a cinema and theatre.

**TENURE** We are advised that the property is Leasehold, held on a term of 125 years from 29.09.1989. The property holds an equal share in the freehold interest and the directors of Trinity Court employ a professional managing agent, namely Harrison, Lavers & Potburys. We are advised that letting of any kind is not permitted and that pets would be considered with prior permission.

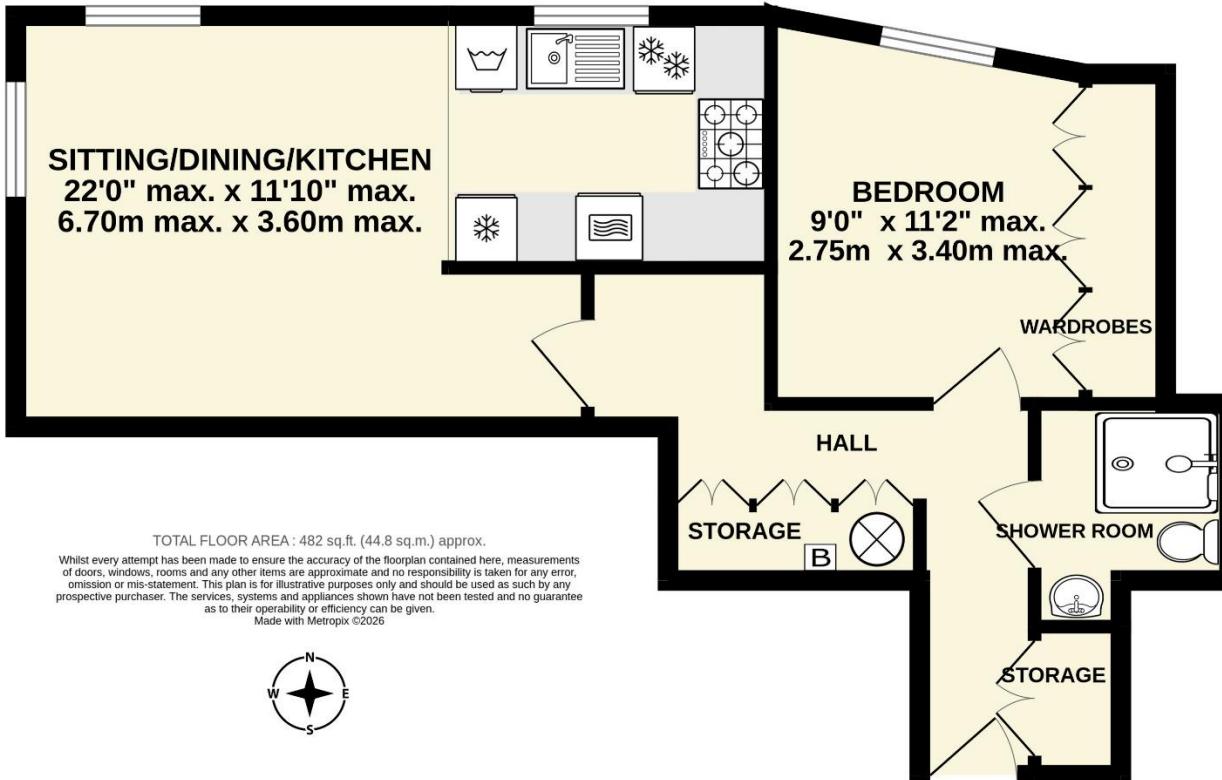
**SERVICE CHARGE** We are advised that the current service charge for the year 2026 is £1,845.14. No lift surcharge is payable by flat 10. Water charges are included in the service charge. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

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

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available in the area with predicted download speeds of up to 1800 mbps. Good outdoor and variable in-home mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - January 2026

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

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02625**

**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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