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Residential and Commercial
Sales and Lettings

Redfern's
estate and letting agents

5, Fort Flats The Esplanade,
Guide Price £465,000

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This top floor apartment occupies an enviable position on Sidmouth Esplanade enjoying breathtaking sea and coastal views to the front and of Sidmouth Cricket Club to the rear. The property forms part of an iconic period building located only a stone's throw from the beach and only a short level walk to the High Street and transport connections.

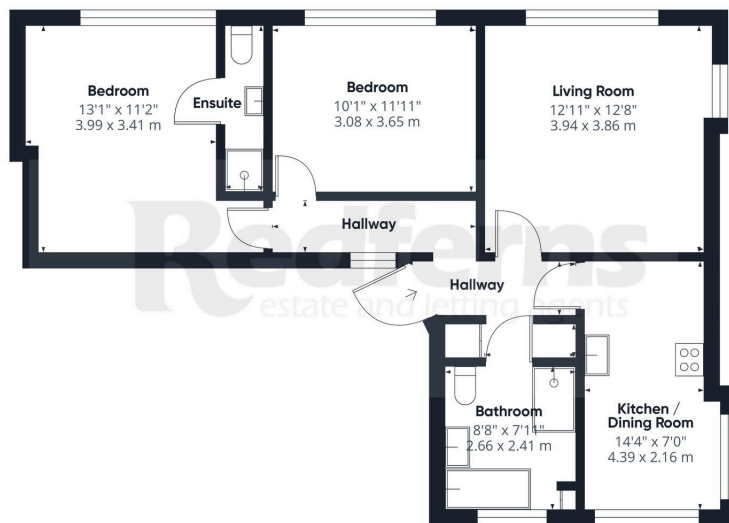
The apartment has served as a wonderful second home for many years and is now being offered for sale with no onward chain. The property, which has been modernised and re-modelled by the current owners, is presented in excellent order and is ready for immediate occupation. The accommodation briefly comprises of a communal entrance hallway with secure entry system with stair rising to a private front door and inner hallway. The living room is a comfortably sized, dual aspect, reception room with a large picture window overlooking the beach and out to sea and a smaller westerly facing window with vistas along the coast. The kitchen/dining room is another dual aspect room with a westerly facing window and a larger north facing window overlooking Sidmouth Cricket Club. The kitchen has a good range of white fronted base and wall mounted units and an attractive tile effect laminate flooring. There are two double bedrooms, each with large picture windows overlooking the beach and out to sea. The master bedroom has the benefit of an en suite shower room comprising of a shower cubicle, low level wc and wall mounted wash basin. The main shower room comprises of a large walk in shower cubicle, pedestal wash basin, low level wc, bidet, heated towel rail and fully tiled surround.

As previously mentioned, this property has been an exceptional holiday home but would also make an excellent retirement property and has a great potential for investment with the option for both short and long term lettings. A rarely available opportunity. Early inspection recommended.

VIEWING By prior appointment with Redferns on 01395 512 544

TENURE Leasehold. We understand that the property is held on a 999 year lease from 1992 and retains a 1/8 share of the freehold. The service charge is currently set at £1960 per annum. Peppercorn ground rent





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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