



Salcombe Hill Road, Sidmouth

Guide Price £335,000

2 1 1



This exceptional apartment occupies a sought-after position within this popular development on the eastern side of town. The property is presented in the finest order and enjoys stunning panoramic views across the Sid Valley, along the Jurassic coast and out to sea.

The accommodation has been modernised in recent years and briefly comprises of an entrance lobby with hanging space for coats.

The hallway is light and airy with fitted storage cupboards and a cloakroom. The living/ dining room is a spacious dual aspect reception room with sliding doors opening onto a west facing balcony with wonderful panoramic views. The kitchen has been fitted with a stylish range of white fronted units and complementary Karndean flooring.

The master bedroom is a comfortable double room with a south facing aspect and a good range of fitted wardrobes. The second bedroom is another good sized double with a west facing window enjoying views over the town and out to sea. The fully tiled shower room is luxurious with a large walk-in shower, vanity unit with inset basin and concealed WC.

Salcombe Court is approached by a large communal driveway with visitors' parking and access to the private single garage. The gardens and grounds are meticulously maintained and enjoy beautiful views creating a lovely setting.

Sidmouth is a beautiful coastal town with a Regency feel which is ideal for visitors of all ages. Sat in the middle of spectacular countryside Sidmouth is home to beautiful beaches, stylish eating places and great shopping, with everything from unusual gifts, designer clothing and lifestyle goods available.

Tenure: Leasehold and held on a 999 year lease from May 1981 with an equal share of the freehold.

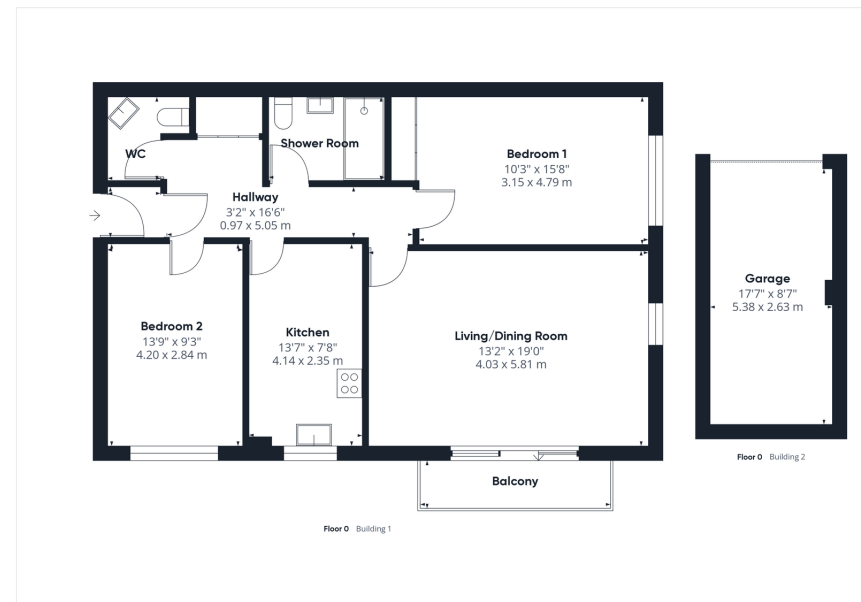
Maintenance: Presently set at £1600 per annum including buildings insurance.

Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Communal Entrance Foyer
- Living/Dining Room
- Modern fitted Kitchen
- Luxurious Shower Room and separate Cloakroom
- Superbly kept communal grounds
- Private Hallway
- West Facing Balcony with sensational views
- Two double Bedrooms
- Garage and residents parking
- Energy Rating C



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