



HARRISON
LAVERS &
POTBURY'S

Flat 50
Powys House
All Saints Road
Sidmouth EX10 8DE

£285,000 LEASEHOLD

Enjoying stunning views over the town and to the sea, a well presented, two bedroom flat, recently modernised and having a single garage.

This two bedroom, retirement apartment has lift access and enjoys a stunning position within this popular development, taking full advantage of lovely views over the Sid Valley and to the sea. All of the principal rooms enjoy these views with the main living area having sliding patio doors accessing a balcony.

During 2018 the flat was modernised to include a new kitchen and shower room, both beautifully fitted, the shower room having a white suite with a large walk-in shower and recessed seat. The kitchen offers a good range of cupboards, drawers and work surfaces all providing ample storage. Built-in appliances comprise an electric oven, microwave, ceramic hob, cooker hood, integrated fridge/freezer and washing machine.

The sitting/dining room is L-shaped, neutrally decorated and has a timber fire surround as a focal point. The two bedrooms both have fitted wardrobes, cupboards and shelving and separate to the shower room is a WC with hand basin.

Powys House stands within attractive communal grounds of approximately five acres with large sweeps of lawn enjoying a southerly aspect and having mature, tree-lined boundaries. The grounds provide residents with a surprising degree of seclusion considering the close proximity of the town centre and seafront.





Owners benefit from a laundry, spacious lounge, with verandah, greenhouse, reading areas, guest suites and a full time House Manager. There is residents parking and pedestrian access via Connaught Close providing a convenient walk through to All Saints Road and on to the town centre. This flat also benefits from having its own single garage (29) which has light and power.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 1982.

SERVICE CHARGE There is a service charge for each apartment at Powys House, which is payable monthly in advance and covers the following items: the House Manager's salary, the maintenance, repair and re-decoration of building structures and communal area facilities, maintenance of the laundry and its equipment and the two guest suites (which are available at a nominal cost for the use of the residents' visitors), all external window cleaning, gardening, the cost of the water, gas and electricity for the communal areas (where applicable), buildings insurance plus contents insurance for the common areas, furnishing and equipment. The management charge for administration purposes is levied by the Housing Association or their agent in line with the housing corporation guidelines. The annual service charge for 2026 is £4,978.41. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

SERVICES Mains electricity, water and drainage are connected.

BROADBAND AND MOBILE Basic, Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone - good outdoor and indoor coverage. Information provided by Ofcom. – at May 2026

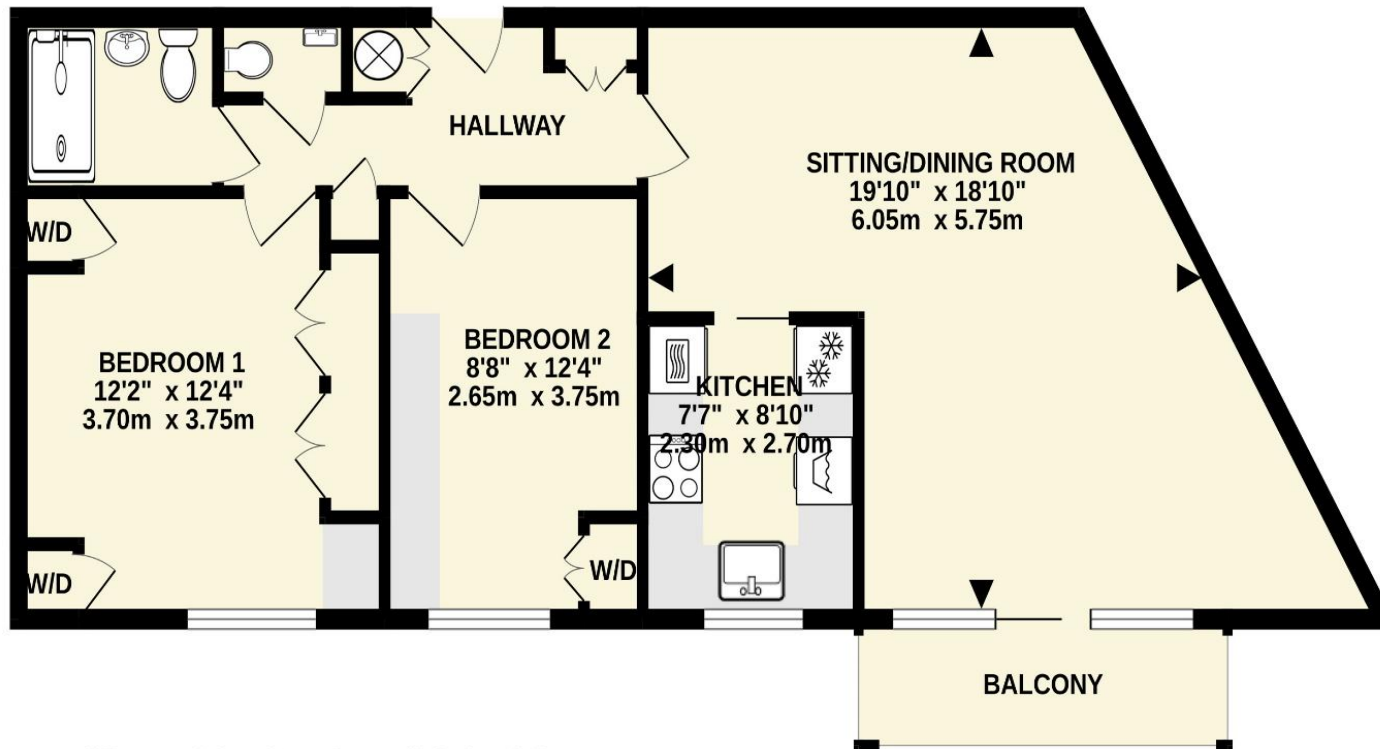
OUTGOINGS We are advised by East Devon District Council that the council tax band is D.

EPC: C

POSSESSION Vacant possession on completion.



TOP FLOOR



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.
Made with Metropix ©2026

AGENTS NOTE A resident must be 55 years of age or over. The lease contains specific arrangements for the re-sale of apartments. Re-sales are conducted on the seller's behalf by the freeholder, Retirement Properties Ltd. The arrangements for the fees and costs which apply to this process have been amended by voluntary agreement with the Competition and Markets Authority. The sellers will be responsible for the fees to the estate agent, solicitor and any other costs such as the EPC, and in addition a fee calculated at 4% of the lower of the sale price or the sellers original purchase price, is payable to the freeholder.

REF: DHS02676

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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

