



Sussex House







Sussex House

Station Road, Sidmouth, Devon, EX10 8NP

What3Words: ///jumpy.sand.organ

A beautifully presented Regency townhouse with stunning coastal views in the heart of Sidmouth

- Extending to over 2400 sqft
- Stunning coastal views
- Period features
- Permit parking
- Council Tax Band F
- Close from Sidmouth beach
- 4 Bedrooms (2 en suite)
- Courtyard garden
- Freehold

Guide Price £895,000

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SITUATION

Located in the heart of the town centre of Sidmouth just moments from the beach front, this Regency townhouse is perfectly situated to take advantage of all that the local area has to offer.

Sidmouth, noted for its long esplanade, beaches and public gardens, has a range of quality shops and amenities, as well as recreational facilities including swimming pool, sailing club, cricket, tennis and croquet clubs, and a popular golf course. The popular coastal villages of Branscombe and Beer are located towards the east, whilst the coastline has been awarded international recognition as a World Heritage Site noted for its geological interest and dramatic cliffs and beaches.

The cathedral city of Exeter is easily accessible by car or bus and offers a comprehensive range of services, shopping and cultural amenities.

DESCRIPTION

A stunning Grade II listed period residence set in a superb location just moments from the seafront, enjoying beautiful views across the sea and towards Peak Hill. Believed to date from the early 19th century, the property retains a wealth of original character, including high ceilings and large sash windows that fill the interiors with natural light. Meticulously presented throughout, the house offers an exceptional blend of historic charm and modern refinement, creating a stylish and comfortable coastal home.

ACCOMMODATION

Extending to over 2,400 sq ft, this elegant Regency townhouse offers beautifully presented, well-proportioned accommodation arranged over several floors, combining period character with modern comfort.

A wooden entrance door with glazed panels opens into a welcoming porch featuring classic period tiled flooring. An inner glazed door leads through to the main hallway, where stairs rise to the first floor and useful storage cupboards sit neatly beneath. The hallway continues the attractive period tiled flooring, setting the tone for the home's timeless character.

The dining room is a stylish and inviting space with stunning oak flooring and a window overlooking the rear. A natural opening leads through to the drawing room, where impressive bay windows to the front fill the room with light. Oak flooring continues here, complemented by a feature fireplace with a stone surround that forms an elegant focal point.





The kitchen is particularly impressive, fitted with a comprehensive range of wooden-fronted base, wall, and drawer units topped with granite work surfaces and a fitted breakfast bar. Appliances include an inset four-ring gas hob with extractor above, a high-level oven with warming drawer beneath, and a double-bowled ceramic sink. Integrated appliances include a fridge, freezer, and dishwasher. Tiled underfloor heating provides added comfort, while windows to both sides and a door opening to the courtyard garden ensure excellent natural light. A separate utility room to the rear offers further storage cupboards, space for additional appliances, and houses the boiler.

On the first floor, a magnificent reception room enjoys a bay window with French doors opening onto a small balcony, perfectly positioned to take in stunning sea views. The room features an impressive stone fireplace with hearth and wood burner, oak flooring, and decorative period coving. Two comfortable double bedrooms are also located on this floor, both well presented and generously sized. A family bathroom completes the level, fitted with a bath and a separate corner shower unit.

The second floor hosts the striking principal bedroom, a spacious and characterful retreat with a window to the front enjoying beautiful coastal views. The room features oak flooring, a wood burner, and a feature stone fireplace with hearth. Adjoining this is a particularly impressive en-suite dressing room, fitted with a large mains shower with glass door, wash hand basin set within a vanity unit, low-level WC, heated towel rail, oak flooring, and a range of fitted wardrobes along one wall. A further double bedroom is located to the rear of this floor and benefits from its own en-suite shower room.

At the top of the house, the roof room provides a versatile and attractive space, ideal as a guest suite, home office, additional sitting room, or gym. The room enjoys dual-aspect windows to both the front and rear, with the front window once again capturing stunning coastal views. It also benefits from its own en-suite shower room, creating a private and flexible top-floor retreat.

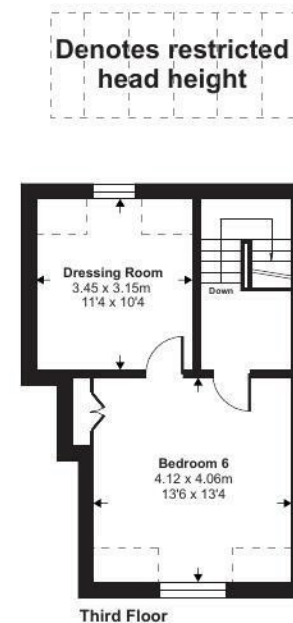
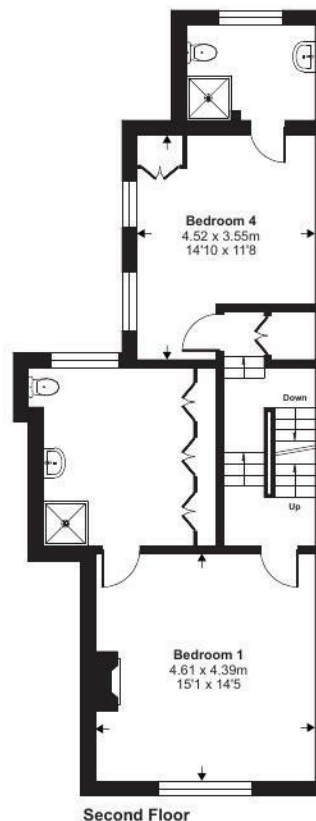
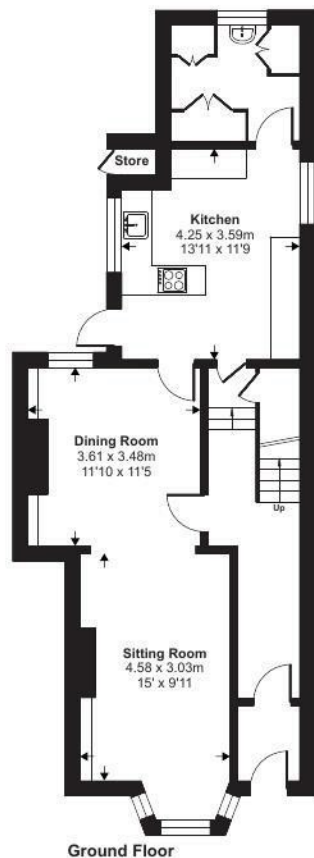
OUTSIDE

The rear courtyard garden is well maintained with a resin-bound patio providing space to sit and relax, as well as space for pot plants and storage unit.

The front of the townhouse offers on-road parking. A residents parking permit is available annually for use in the long term Manor Road car park which is only a 5 minute walk away, whilst there is open public parking available in Bedford Square to the rear.

INCOME POTENTIAL

Sussex House has for many years been used by the current owners as a very successful holiday let, generating an additional lifestyle income. Further information is available from the agents upon request.



Approximate Area = 2395 sq ft / 222.5 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Outbuilding = 4 sq ft / 0.3 sq m
Total = 2433 sq ft / 225.9 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



