
The Club Accepts No Responsibility for Damage caused to Vehicles parked here during Cricket Matches
HLP
HARRISON
LAVERS &
POTBURY'S

Flat 4
8 Fortfield Terrace
Sidmouth
EX10 8NT

£325,000 LEASEHOLD

A spacious, second floor apartment with high ceilings, tall sash windows and a stunning, south facing outlook to the sea.

Occupying the second floor of an impressive, Grade II* Listed building, this well-proportioned, one bedroom apartment is offered for sale with no ongoing chain.

A pillared main entrance with intercom entry system leads to a communal entrance hall with a wide, turning staircase rising to the upper floors. On the second floor half landing is a useful storage cupboard belonging to the property.

Once inside the apartment, the high ceilings and tall windows give a light and spacious feel. The generously sized sitting/dining room has two sash windows with a south facing aspect and breathtaking views over Sidmouth Cricket Field, along the esplanade and out to sea. Connecting doors lead to the kitchen/dining room with dual aspect windows including the fantastic sea view. The kitchen is fitted with a range of units with a built-in dishwasher, fridge/freezer, oven and electric hob. There is also space for a washing machine.

The double bedroom has a sash window to the rear aspect. Adjacent to the bedroom is a bathroom with a main shower over the bath and a linen cupboard.

A residents' permit parking scheme is in operation at Fortfield Terrace. Annual permits are purchased from Devon County Council.













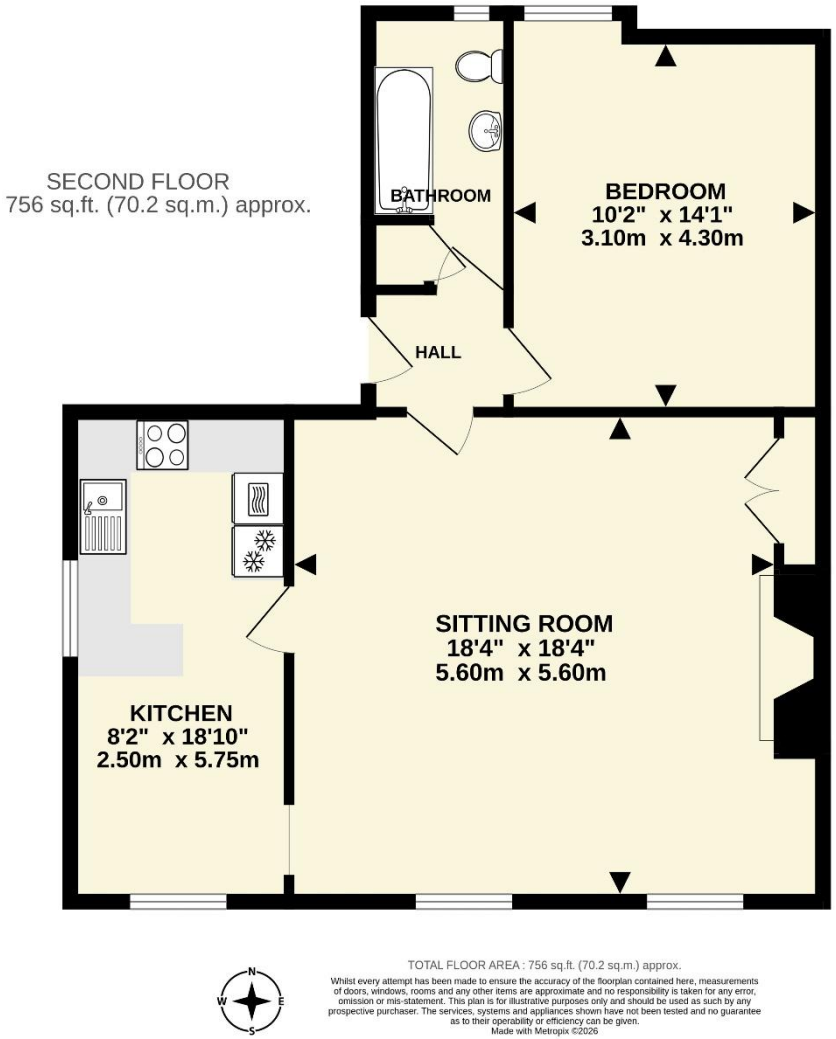
The property forms part of a landmark crescent of Regency buildings that are Grade II* Listed for both their architectural and historical importance. Buildings 7 and 8 are of particular interest following the visit of members of the Russian Royal Family in 1831, commemorated by a double headed eagle within the pediment of the buildings. The terrace is set just a few hundred yards back from the seafront and is within short walking distance of the esplanade and all town centre amenities. Sidmouth is an unspoilt town on the Jurassic Coast enjoying a busy High Street with numerous independent shops, High Street chains and popular restaurants. In addition, there is Waitrose, Lidl, a cinema, theatre and regular bus services to the surrounding area.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 24.06.2001. The property owns an equal share in the freehold interest, held within the owner's management company. The company employ a professional managing agent, namely Harrison Lavers & Potburys, to oversee the running of the building. Letting, holiday letting and keeping pets is permitted.

SERVICE CHARGE £225.00 per calendar month. Correct at November 2026. 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. The property has electric heating.

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2026.



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

EPC: Grade II* Listed

REF: DHS02723

VIEWING Strictly by appointment with the agents.

PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.

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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