



6 Fort Flats The Esplanade



# 6 Fort Flats The Esplanade

, Sidmouth, EX10 8NS

What3Words: ///saying.option.brain

Second floor seafront apartment in Sidmouth with stunning sea and cricket ground views.

- Stunning sea views
- Two double bedrooms
- Large sitting room
- Kitchen/breakfast room
- Leasehold
- Town centre location
- Ensuite
- Third bedroom/study
- No onward chain
- Council Tax Band D

Guide Price £390,000

**SITUATION:** Fort Flats occupies a prime position on Sidmouth's charming sea front, enjoying uninterrupted views across Lyme Bay and the Jurassic Coast. The apartment also overlooks Sidmouth Cricket Club's renowned ground and pavilion, widely regarded as one of the most picturesque cricket settings in the country. The property is within easy reach of Sidmouth town centre, which offers a comprehensive range of independent shops, restaurants, cafés and everyday amenities. The seafront promenade and surrounding countryside provide excellent opportunities for walking and outdoor pursuits, with Salcombe Hill and the dramatic East Devon coastline close at hand.

**DESCRIPTION:** A well proportioned second floor apartment offering flexible accommodation in an enviable coastal setting. Offered for sale with no onward chain, the property enjoys far reaching sea and countryside views from the majority of its principal rooms. The accommodation briefly comprises two double bedrooms, with the principal bedroom benefitting from a range of fitted wardrobes and a dual aspect outlook taking in the sea and Jurassic coastline. An adjoining study provides useful additional space for home working or hobbies. There is a shower room with WC serving this area. The kitchen/breakfast room is fitted with a range of wall and base units, complemented by a separate utility room with WC. The sitting room is a particularly attractive feature of the apartment, enjoying a bay window, additional sea facing window, fireplace, and access to a balcony. Of particular note is the balcony, which overlooks the manicured cricket lawn with Salcombe Hill forming a striking backdrop, together with views towards Ladram Bay. It offers a wonderful vantage point from which to enjoy both the coastal setting and the activity on the green below.

**OUTSIDE:** A gated pathway leads to the communal entrance, which is fitted with a secure entry system. An enclosed staircase rises to the second floor and the private entrance to the apartment.

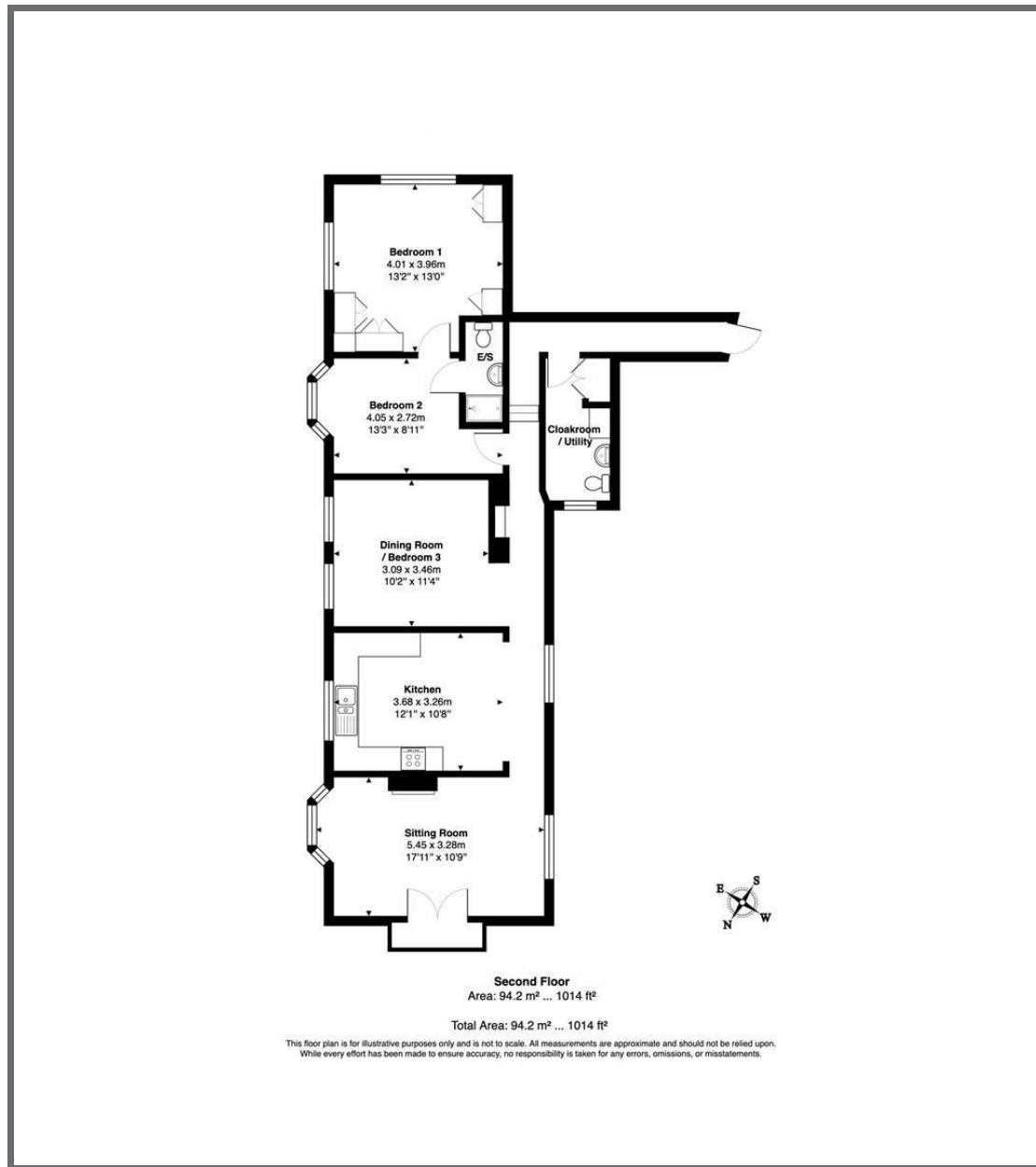
**SERVICES:** The property is leasehold, held on a long lease of 999 years from 1st April 1992. Mains Electric, Water and Drainage. Standard and Superfast broadband available. Good mobile signal outside with all major networks (Ofcom, 2026). Additional benefits include double glazing, secure entry system, a store room and external bin store.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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