



HARRISON
LAVERS &
POTBURY'S

1 Westbourne
Manor Road
Sidmouth
EX10 8QL

£575,000 LEASEHOLD

A well-presented and modernised ground floor flat, benefitting from a private, south facing patio and just a quarter of a mile from Jacobs Ladder Beach.

Offered for sale with no ongoing chain is this well-presented ground floor flat, having gas central heating and uPVC double glazing. The property has in recent years been tastefully modernised, now featuring a well-appointed kitchen and two contemporary en suite shower rooms and a contemporary cloakroom/WC. The accommodation comprises a spacious, dual aspect sitting room with an east facing bay window and a pair of south facing patio doors. Glazed doors connect the room to the kitchen/dining room which is fitted with a comprehensive range of units. These include a sliding larder and pan drawers along with built-in appliances to include twin ovens and an induction hob.

The main bedroom is a good size, fitted with a range of bedroom furniture, patio doors to the private, secluded rear patio and a modern en suite shower room. There is a second double bedroom with a fitted wardrobe, study desk, south facing window and a modern en suite shower room. Lastly, the entrance hall has a useful storage cupboard and a cloakroom/WC.

Accessed from the sitting room is a private, south facing patio that extends along the flat to the rear, where there is a more secluded and sheltered patio space and shed. The property has a private, off-road parking space numbered one and a bin store. There are two visitor parking spaces.





Manor Road is a popular address, located in one of Sidmouth's prime residential areas. Westbourne is only a quarter of a mile from Connaught Gardens and Jacobs Ladder Beach and just half a mile from the bottom of the High Street in the town centre. Sidmouth is an unspoilt town on the World Heritage Jurassic Coast, offering a broad range of amenities to include numerous independent shops, High Street chains, popular restaurants to include Rockfish, Waitrose, Lidl and regular bus services to the surrounding area.

TENURE We are advised that the property is Leasehold, held on a term of 199 years from 01.12.2003. The property owns an equal share in the freehold by way of a share certificate, with all six flats having formed a Management Company. A professional managing agent is employed, namely Harrison Lavers & Potburys (Hillsdon Management).

SERVICE CHARGE £260.00 per month, correct at March 2026. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

SERVICES Mains gas, electricity, water and drainage are connected.

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 - March 2026.

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

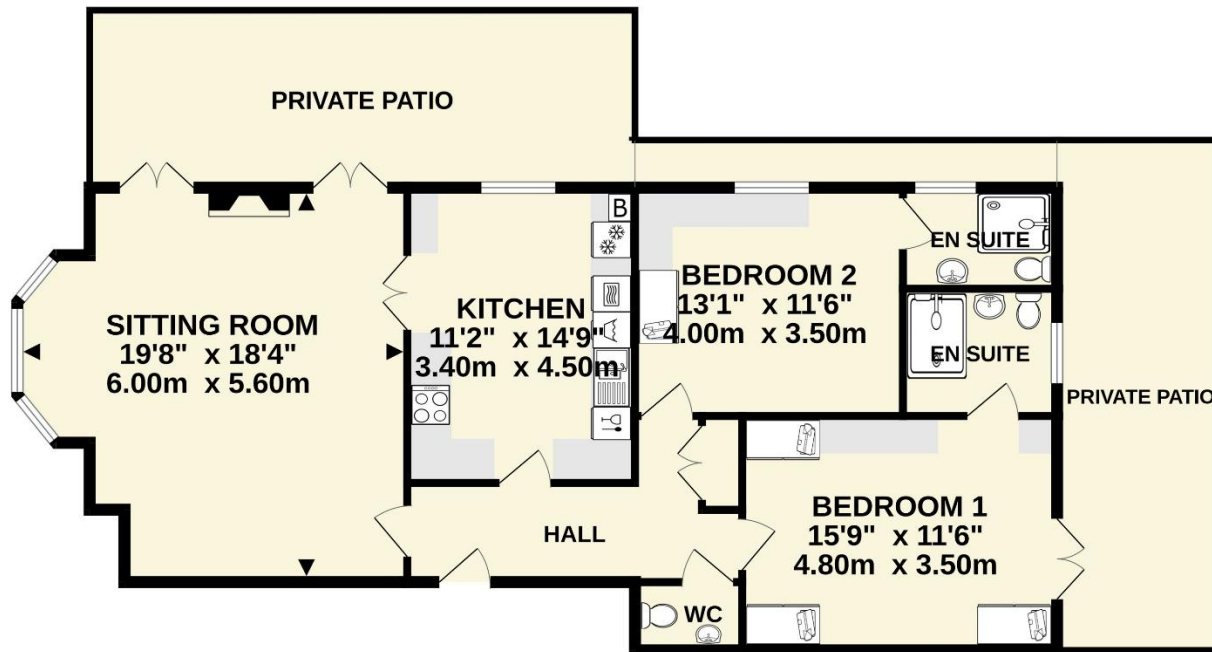
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02645



GROUND FLOOR
8686 sq.ft. (807.0 sq.m.) approx.



TOTAL FLOOR AREA : 8686 sq.ft. (807.0 sq.m.) approx.

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.
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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.



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