





# The Esplanade, Sidmouth

Guide Price £575,000

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This excellent, first floor, apartment occupies a glorious position overlooking The Esplanade with panoramic views of the Jurassic Coast. Trinity Court is a purpose built development situated within a minute's walk of the High Street. The apartment is one of the largest available within the development and is presented in excellent order throughout. The property features a large south facing balcony and has the benefit of allocated underground parking.

The apartment is deceptively spacious and enjoys well-proportioned accommodation briefly comprising an entrance hall with two large storage cupboards. There are two generously sized rooms that enjoy a southerly aspect and direct access to the balcony. The living room is a splendid reception space with an electric coal effect fire with a marble surround and wooden mantle and French doors with windows to each side that open onto the balcony. The living room will also comfortably accommodate a good sized dining suite in addition to sitting furniture. The kitchen/dining room is another superb space that also features French doors that provide access to the balcony. The kitchen area is fitted with an extensive range of cupboards and drawers at both base and eye level whilst incorporating modern appliances including oven, hob and integrated fridge freezer. The ample worksurfaces provide plenty of room for food preparation. An area adjoining the kitchen offers further space for dining or reception furniture. Sliding door connect the living room and kitchen/dining room in addition to the main entrance hall. The south-facing balcony offers unobstructed panoramic sea views and offers ample space for a table and chairs.

There are two double bedrooms with fitted wardrobes and the master bedroom benefits from an ensuite shower room. There is a principal bathroom which comprises a modern white suite including a walk in shower, wash basin with storage below and a low level wc with a concealed cistern. The apartment also has the benefit of a modern gas central heating system, along with uPVC double glazing, creating an efficient home to run. The apartment also benefits from undercover gated parking.

**VIEWING** By prior appointment with Redferns on 01395 512544

**SERVICES** All Main services are connected

**OUTGOINGS** Council Tax Band F

#### **SERVICE CHARGE**

We are advised the current half yearly service charge is £2,529.10 plus £142.20 for lift reserve correct as of July 2024.

#### **TENURE**

Leasehold. Understood to be for a term of 125 years from 1989. The property holds an equal share in the freehold interest and the owners of Trinity Court employ a professional managing agent. We are advised that letting of any kind is not permitted and that pets would be considered with prior permission.

**AGENTS NOTE** Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

**IMPORTANT NOTICE 1.** Every care is taken in preparing these particulars, but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith, but they are for guidance only and intended to give a fair description of the property. **2.**







- Secure Entrance Foyer
- Private Entrance Hallway
- Living Room
- Kitchen/Dining Room
- South Facing Balcony with Glorious Sea and Coastal Views
- Two Double Bedrooms
- Shower Room and En Suite
- Allocated Underground Parking
- Excellent Town Centre Position
- Energy Rating C



Ottery St. Mary  
Exeter  
Sidmouth

01404 814 306  
01392 984 511  
01395 512 544

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)



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