



HARRISON
LAVERS &
POTBURY'S

4 Regis Court
Hillside Road
Sidmouth
EX10 8JD

£450,000 LEASEHOLD

A first floor, balcony flat with lift access situated in a desirable location just half a mile from the town centre and seafront.

Offered for sale with no ongoing chain, this first floor, purpose built flat forms part of a small development of just five properties, built around 25 years ago. A video entry system controls the main communal door and once inside a lift and stairs rise to the first floor. The accommodation, which has gas central heating and double glazing comprises entrance hall with good storage, kitchen/breakfast room fitted with a good range of units to include a built-in fridge-freezer, washing machine, dishwasher, oven and induction hob. The sitting room enjoys a south facing aspect with access to a balcony, taking in a fine view over the communal garden and beyond to the sea. A separate dining room also looks south and has a door on to the balcony.

The main bedroom has a built-in wardrobe and an ensuite shower room. There is a second double bedroom, again with a built-in wardrobe, opposite which is the main bathroom. The property enjoys fine views from all rooms; the kitchen and second bedroom looking west over the town to Muttonsmoor and the main bedroom having far reaching views across the Sid Valley.

To the side and rear of the building are well-tended communal grounds, attractively landscaped to provide seating areas in addition to well stocked flower beds. The property owns a single garage on the left hand end of the block of three.





Regis Court stands in one of Sidmouth's prime residential locations, just half a mile east of the town centre. Hillside Road is within short walking distance of both the South-West Coast Path and the steps at the end of Cliff Road leading down to Port Royal and the recently opened Rockfish Restaurant. Sidmouth is an unspoilt town on the World Heritage Jurassic Coast, benefitting from numerous independent shops and High Street chains, Waitrose, Lidl, a theatre and an eighteen-hole golf course.

TENURE We are advised that the property is Leasehold, held on a term of 1,000 years from 01.07.2001. We understand that the property owns an equal share in the Freehold by way of a share certificate and the residents employ a professional Management Company. We are further advised that pets and holiday letting are not permitted, however long letting is.

SERVICE CHARGE £290.00 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 Basic, Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1,000mbps. Good outdoor and variable indoor Mobile coverage is available 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 F.

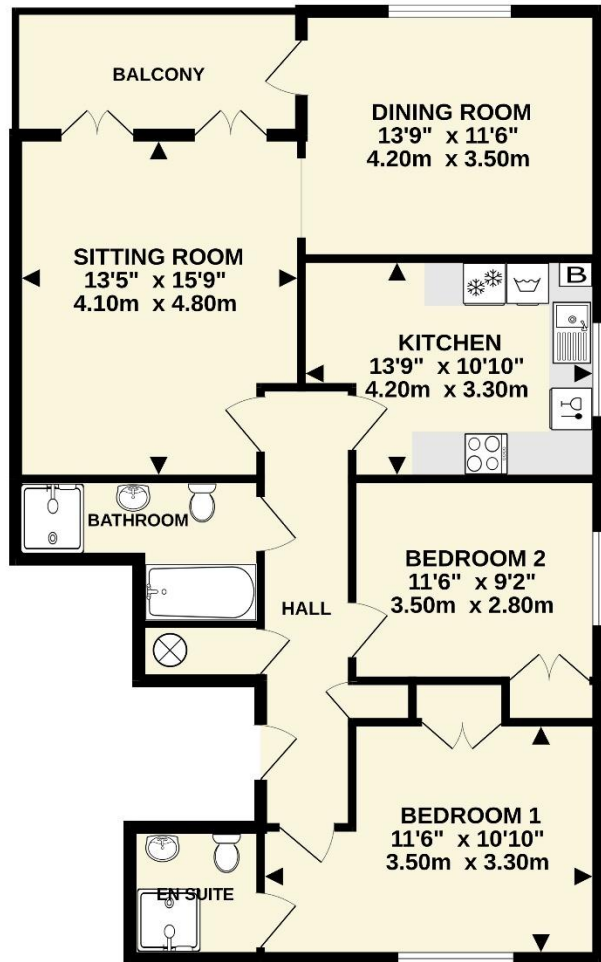
EPC: TBA

POSSESSION Vacant possession on completion.

REF: DHS02641



FIRST FLOOR
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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.
Made with Metroplan 62/025

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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