
HLP
HARRISON
LAVERS &
POTBURY'S

3 Bedford Court
Chapel Street
Sidmouth
EX10 8ND

£259,500 LEASEHOLD

A good, size first floor, purpose built flat, situated in the heart of the town centre, with a partial view to the sea and a garage.

Offered for sale with no ongoing chain, this good size purpose built flat has gas central heating and double glazing. Located on the first floor, the rear of the flat enjoys a south facing aspect with a glazed balcony and living room, both taking in a view through to the sea. In summary the accommodation comprises entrance hallway with large storage cupboard, a dual aspect sitting/dining room with access to the glazed balcony and a separate kitchen fitted with gloss white units to include a built-in oven, grill and electric hob. There are spaces for a fridge/freezer, dishwasher and washing machine.

Both bedrooms are generous double rooms, bedroom one fitted with wardrobes and having a south facing aspect. The shower room is fitted with a white suite, an electric shower, WC and wash basin.

Bedford Court is a small, purpose built development comprising six flats with a forecourt area to the rear giving access to a single garage belonging to the property. The garage is the second in from the righthand end. The building is accessed via a secure, communal entrance with a rear hallway leading to a communal storage room and door to the forecourt.













Situated in the heart of Sidmouth, all town centre amenities are within a short walk as is the esplanade and seafront. Regular bus services are available at the nearby Triangle, with services to the surrounding area. Sidmouth is an unspoilt town on the Jurassic Coast having a busy High Street with numerous independent shops, High Street chains and popular restaurants. Wide ranging amenities include Waitrose, Lidl, a theatre, cinema, indoor swimming pool and sport clubs to include an eighteen hole golf course.

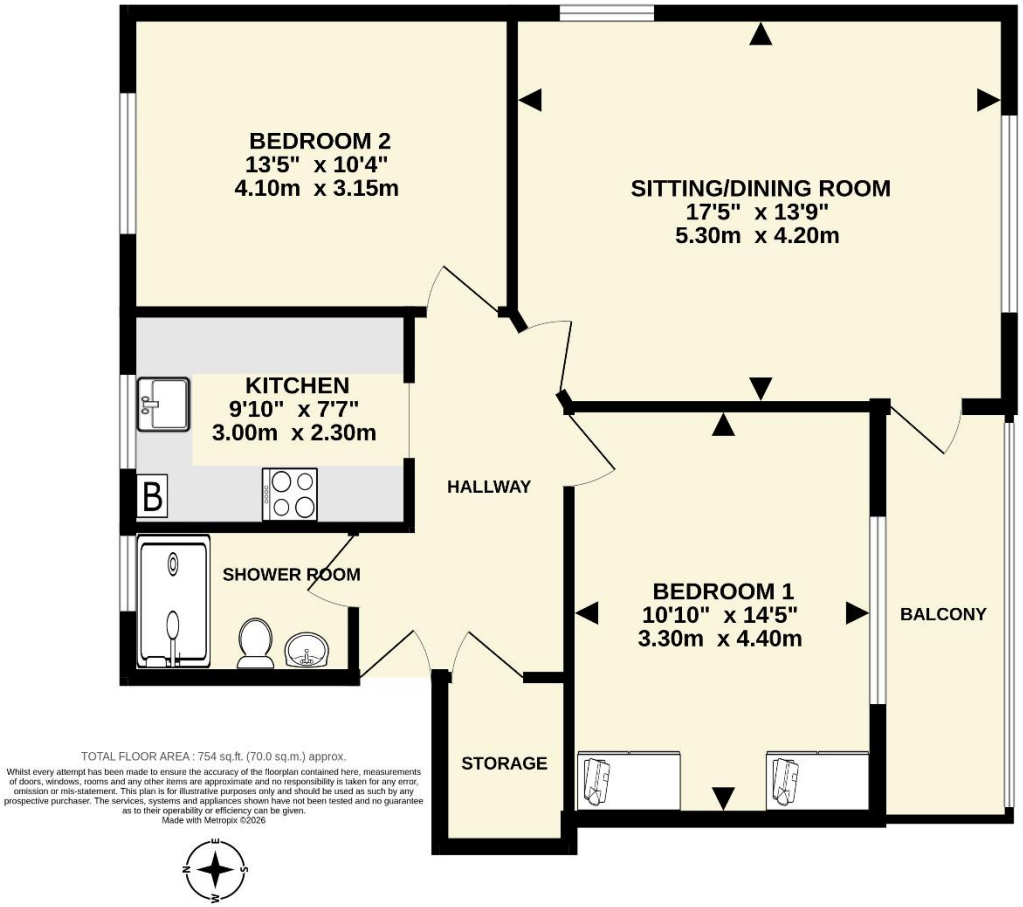
TENURE We are advised the property is Leasehold, held on a term of 999 years from 01.07.1969. We understand that the six flats own an equal share of the freehold, vested within an owner's management company. The flat owners have chosen to employ a managing agent, namely Harrison Lavers & Potbury's (Hillsdon).

SERVICE CHARGE We understand the current service charge for the period of March 2026 to February 2027 is £185.00 per calendar month. 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, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - July 2026.

FIRST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



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

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02702

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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