HLP
HARRISON
LAVERS &
POTBURY'S

1 Counter's Court
Mill Street
Sidmouth
EX10 8DW

£250,000 FREEHOLD

A town centre, ground floor flat with private off-road parking, forming part of a Grade II Listed building.

Offered for sale with no ongoing chain, this ground floor flat forms part of a former school house, located on the edge of the town centre, a short walk from the seafront. A secure main entrance with intercom is shared with the flat above. The kitchen/breakfast room is fitted with a good range of units to include a built-in oven and electric hob. There is space for a dishwasher, washing machine and fridge and the room benefits from a south facing aspect to the front. The separate sitting room is a good size and also enjoys the south facing aspect.

The main bedroom has fitted wardrobes and a rear facing window, there is a second bedroom/study and lastly, a shower room. The flat has electric heating and timber framed, double glazed windows.

A private, off-road parking space belonging to the property is located opposite the building. It is understood that the property owns the gravel flowerbeds. To the rear is a small, shared courtyard, primarily giving access to electricity meters.

Counter's Court occupies a most convenient position, only a quarter of a mile from the town centre and seafront. As such, the property is within easy reach of a broad range of independent shops, High Street chains and popular restaurants to include Rockfish. Sidmouth is an unspoilt town on the Jurassic Coast with amenities to include Waitrose, Lidl, a cinema, theatre and indoor swimming pool.

TENURE We are advised that the property is Freehold, subject to a 999-year lease on Flat 2 above. It is understood Flat 2 pays £50 ground rent per annum.

SERVICE CHARGE We are advised that no routine service charge payments are made and that maintenance/insurance is arranged as and when required.

SERVICES Mains 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 – as at April 2026.

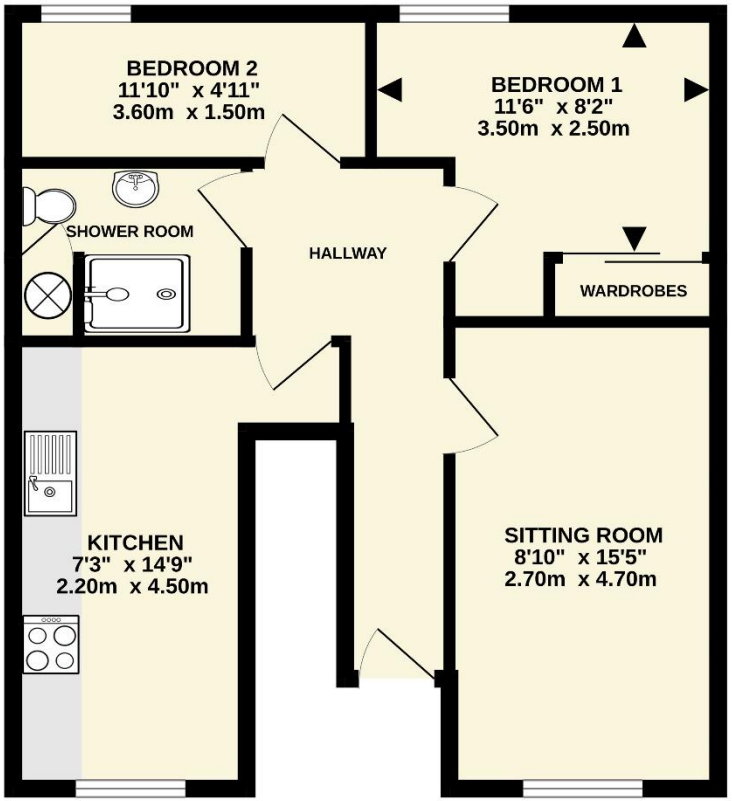
OUTGOINGS We are advised by East Devon District Council that the council tax band is **E**.

EPC: Grade II Listed

POSSESSION Vacant possession on completion.

REF: DHS02662

GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.7 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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