



2 Counter's Court  
Mill Street  
Sidmouth  
EX10 8DW

£265,000 LEASEHOLD

**A spacious, first floor flat forming part of a historic, Grade II Listed building, situated in the heart of Sidmouth, a short level walk from the seafront.**

Offered for sale with no ongoing chain and presented in excellent order throughout, this first floor flat provides comfortable accommodation to include a study off the sitting room that can be used as an occasional second bedroom. The property benefits from double glazing (the front facing windows were replaced in 2023), has electric (economy 7) heating and a particularly large boarded loft space providing generous, practical storage.

Once inside, a hallway with airing cupboard leads to a sitting/dining room with a large, double glazed window to the front aspect. Adjoining the room is a study, again with a large double glazed window looking south and that could easily be used as an occasional second bedroom. The separate kitchen is a good size and fitted with a range of Ikea units, having a built-in oven/combi-microwave and induction hob and with space for a fridge and dishwasher.

The main bedroom is of a particularly good size with ample space for bedroom furniture. A well-appointed shower room has a double cubicle with electric shower, a deep storage cupboard with space and plumbing for a washer drier (the appliance being included in the sale) and a second, useful storage cupboard.





There is no garden conveyed with this flat, however there is a single, private parking space which is situated in the adjoining courtyard (numbered 2).

Counter's Court is an interesting and historic building dating from the early 19<sup>th</sup> Century and believed to be Sidmouth's first public school. We understand that its significance is soon to be marked with a blue plaque from The Sid Vale Association. Counter's Court occupies a most convenient position, a short level walk from the town centre and seafront. As such, the property is within easy reach of all town centre amenities that include a busy High Street with numerous independent shops, High Street chains and popular restaurants. The Regency Esplanade and seafront that form part of the Jurassic Coastline are only a quarter of a mile away.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 01.01.1992. Ground Rent is £50 per annum.

**SERVICE CHARGE** There is no service charge. Correct at June 2025.

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



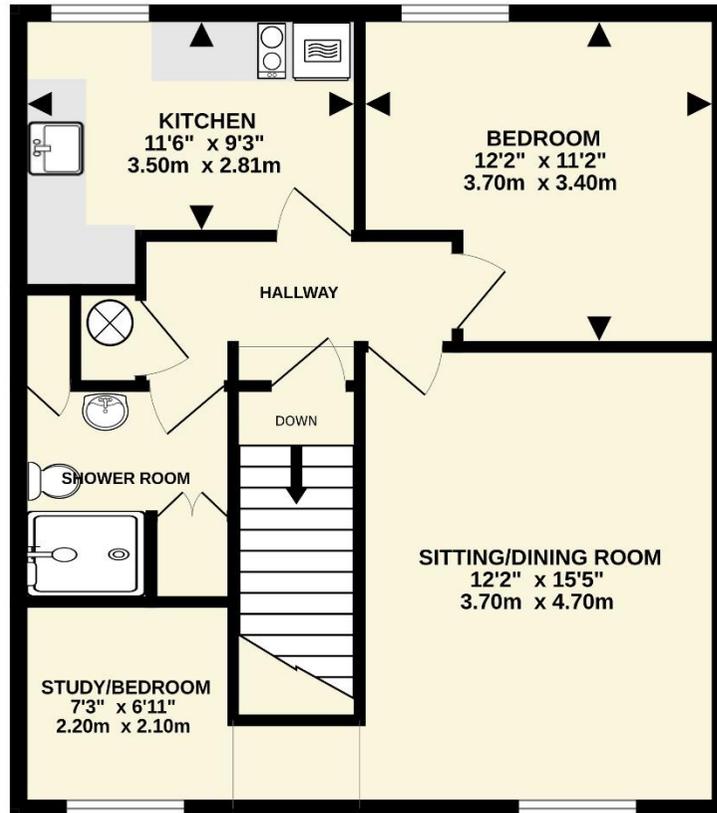
**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available in the area with predicted download speeds of up to 1000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – June 2025.

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

**EPC: N/A - Grade II Listed**

**POSSESSION** Vacant possession on completion.

FIRST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 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 Metropix 6/2025



**REF: DHS02552**

**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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