



11 Brinkburn Court
Manor Road
Sidmouth
EX10 8SB

£250,000 LEASEHOLD

A well presented, top floor flat enjoying a pleasant outlook with modern kitchen and shower room and situated less than half a mile from the town centre and seafront.

Offered for sale with no ongoing chain, is this well presented, second floor flat having uPVC double glazed windows and gas central heating, fired by a communal boiler. Once inside, the entrance hallway has a storage cupboard and the kitchen is fitted with a good range of modern units to include a built-in oven, electric hob and fridge/freezer with space for a washing machine and breakfast table and two chairs. The sitting room is a good size and benefits from a fine view across the neighbourhood and beyond to Muttons Moor.

The main bedroom looks easterly and has fitted wardrobes and bedroom two has space for twin single beds. Lastly, the shower room is well appointed with built-in storage, vanity surface and a mains shower.

Brinkburn Court stands on level, communal grounds with south facing lawns, residents parking, bin storage and drying areas.

The town centre and seafront are less than half a mile away, where a busy High Street has numerous independent shops, High Street chains and popular restaurants.





Sidmouth is an unspoilt town on the Jurassic Coast with wide ranging amenities to include Waitrose, Lidl, a cinema, theatre, indoor swimming pool, modern Health Centre and delightful, Regency esplanade.

TENURE Leasehold. Held on a term of 999 years from 01.01.2012. The property owns an equal share of the Freehold. The owners of Brinkburn Court employ a professional Managing Agent namely Harrison Lavers & Potbury's (Hillsdon Management). We understand that pets and holiday letting are not permitted. However, long term rental would be considered with prior permission.

SERVICE CHARGE £165 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 and Superfast Broadband are available in the area with estimated download speeds of up to 80 mbps. Good outdoor and indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – at May 2026.

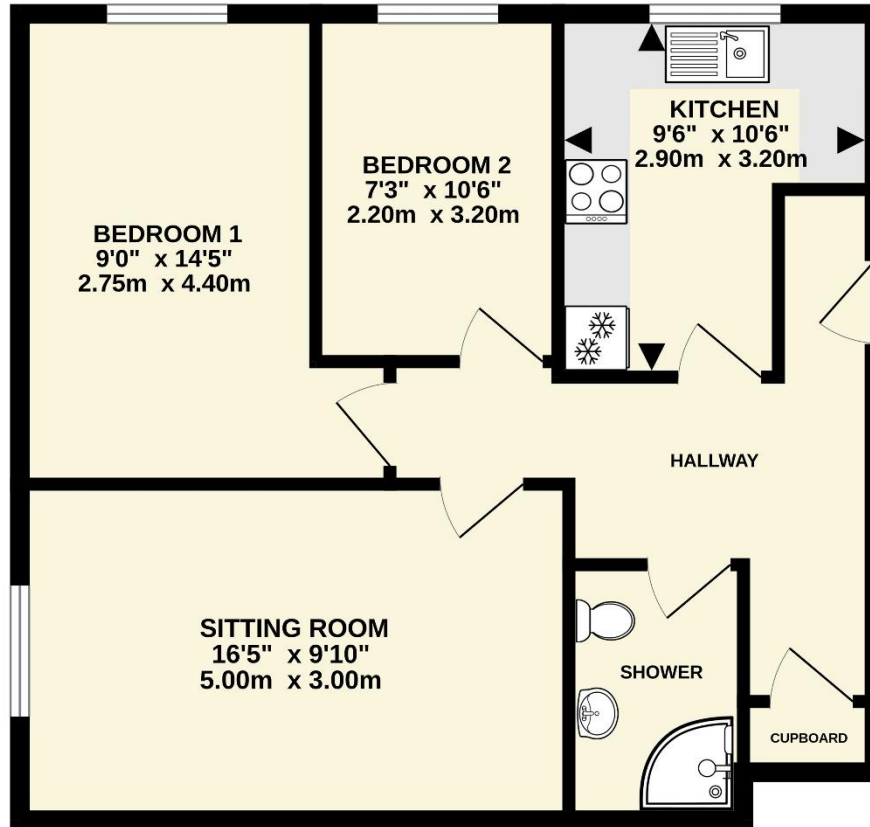
COUNCIL TAX We are advised by East Devon District Council that the council tax band is D.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02678

SECOND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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.
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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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