



HARRISON
LAVERS &
POTBURY'S

30 Anstis Court
Woolbrook Road
Sidmouth
EX10 9XL

£170,000 LEASEHOLD

A second-floor purpose built flat with two bedrooms and two bathrooms, offered for sale with no ongoing chain and private parking.

Offered for sale with on ongoing chain, this second (top) floor flat has gas central heating and double glazing and could suit a variety of different buyers from homeowners to investors. Once inside, an entrance hallway leads to an open plan kitchen/sitting room featuring a kitchen with a range of built-in appliances and a Juliette balcony.

There are two double bedrooms both with fitted wardrobes and the main bedroom has an en-suite shower room. The main bathroom is next to the second bedroom.

A private, single parking space belongs to the property and is numbered 30. There is a communal bike store together with a bin and recycling area.

Anstis Court is a popular development occupying a level position in the Woolbrook area of Sidmouth, just a short walk from a good range of day to day amenities to include a convenience store and tea rooms, Lidl supermarket and bus services to the surrounding area. Popular schools are close by along with Sidmouth College, and the town centre and seafront are around a mile and a half away.





Sidmouth is a popular and unspoilt town on the Jurassic Coast with a delightful, Regency esplanade. Amenities include Waitrose, Lidl, a cinema, theatre and busy High Street with numerous independent shops and restaurants.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 19.07.2004. The property holds an equal share in the freehold interest and the owners of Anstis Court employ a professional managing agent, namely Harrison, Lavers & Potburys (Hillsdon Management). We are further advised that long-term letting is permitted and that pets require prior permission.

SERVICE CHARGE £1,520.64 - correct at December 2025. 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 Superfast broadband is available in the area with estimated download speeds of 75 mbps. Good outdoor and indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2025.

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

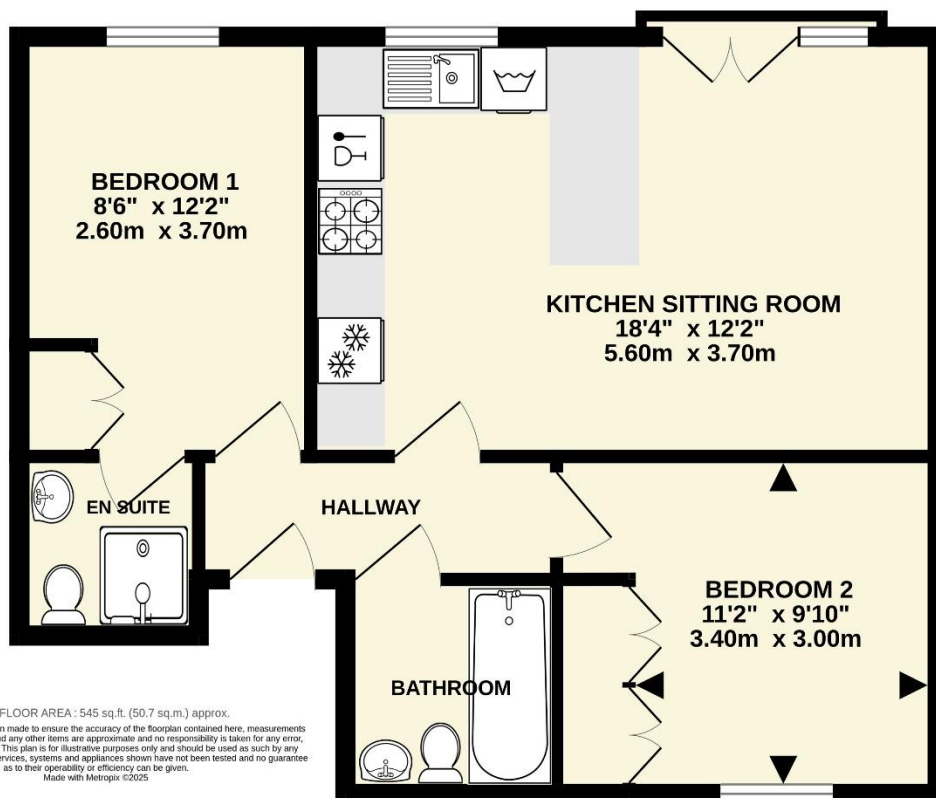
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02607



SECOND 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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