
HLP
HARRISON
LAVERS &
POTBURY'S

10 Bedford Flats
Station Road
Sidmouth EX10 8NP

£750,000 LEASEHOLD

Enjoying a stunning, westerly aspect and sea views, a beautifully renovated, three bedroom maisonette with balcony, situated within a 'stones throw' of the town centre.

Beautifully presented throughout, this exceptional, second floor maisonette has been thoughtfully renovated to create a unique and comfortable home, with considerable attention to detail. Its contemporary styling has been carefully considered and the finish is to an excellent standard and includes hidden lighting to the living areas and main bedroom.

The main living space and adjoining kitchen/dining room take full advantage of the westerly aspect, both areas having a wide bay window along with direct access onto the full width balcony. The balcony not only provides an extension to the living space, it takes in wonderful views to the sea, the cricket field and Muttersmoor and will certainly enjoy afternoon and evening sunshine.

The kitchen area is extensively fitted, having Quartz worksurfaces and a comprehensive range of Siemens integrated appliances comprising split-level oven, microwave combi, warming drawer, fridge/freezer, dishwasher, washer/dryer and wine cooler. A false chimney breast designed as a room divider features a 'flame effect' fire with TV above. Both rooms feature oak flooring.













The three bedrooms are all double rooms and include an impressive main bedroom suite which has built-in wardrobes, dressing area and a beautifully appointed bathroom featuring a separate shower. In addition, there is a shower room off the main entrance hall. Both feature high quality tiling and Grohe fittings.

The maisonette is beautifully decorated throughout and features oak internal doors, gas central heating, uPVC double glazing and air conditioning provides an additional element of comfort.

The location of the property is equally impressive, with the town centre and seafront just a stones' throw away, offering convenient access to an excellent range of shops, restaurants, cafés and coastal amenities.

AGENTS NOTE – **GARAGE** – Within a few minutes walk of the property is a single garage which is available to purchase by separate negotiation.

TENURE We are advised that the property is Leasehold, held on a new 999 years lease from 2026. The freehold of the building is split equally between the three apartments within the building.

SERVICE CHARGE We understand that the general maintenance and upkeep of the building, along with the building insurance, is split between the three apartments. 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 variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2026.









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

POSSESSION Vacant possession on completion.

EPC: **C**

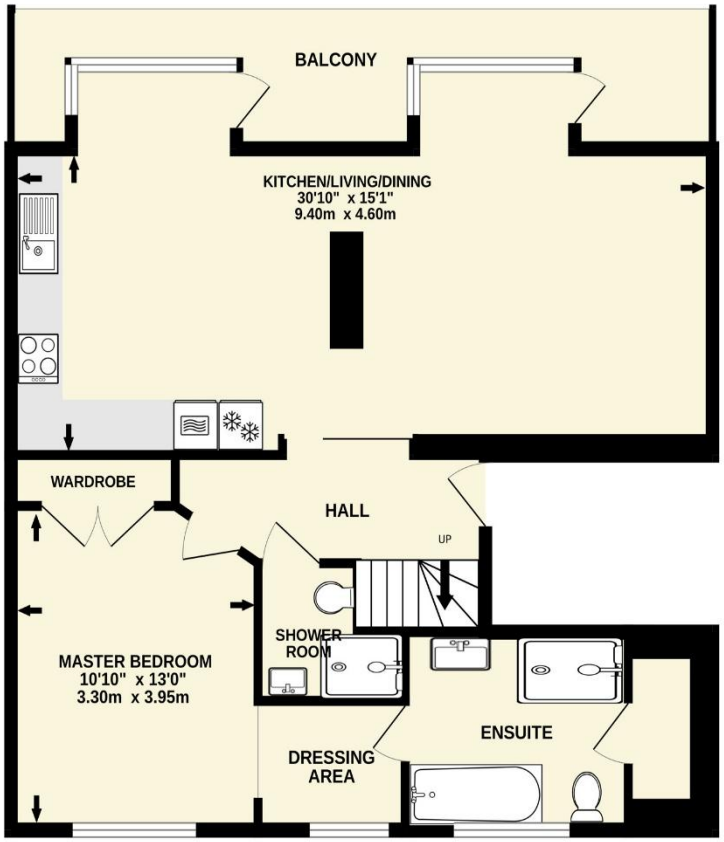
REF: DHS02753

VIEWING Strictly by appointment with the agents.

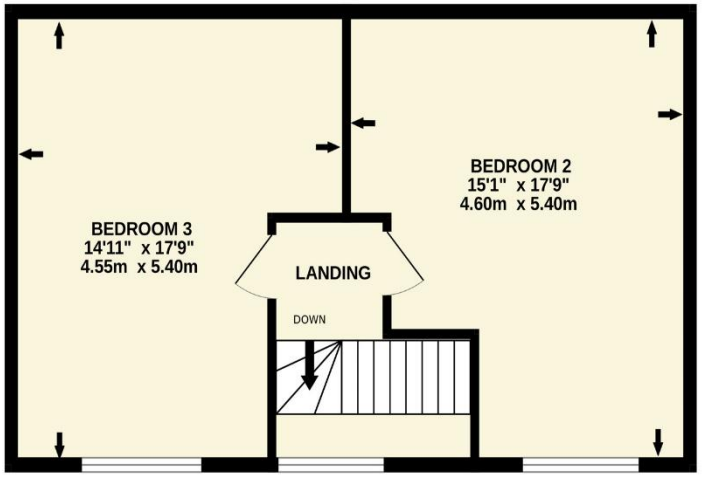
PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.

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.

SECOND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



FLOOR ABOVE
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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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