



Flat 24, Brinkburn Court  
Manor Road  
Sidmouth  
EX10 8SB

£195,000 LEASEHOLD

**A beautifully presented top floor flat, situated in a desirable location within a short stroll of the town centre and seafront.**

Enjoying a southerly aspect with views towards the sea, this top floor apartment has in more recent years been the subject of modernisation and refurbishment and is now in superb order throughout with modern fixtures and fittings.

On entering the flat, a spacious reception hall has a cupboard providing storage. The sitting room and kitchen/diner take full advantage of the southerly aspect and outlook, the sitting room having an attractive fireplace with electric fire and the kitchen/dining room being extensively fitted with a range of matching cabinets and worksurfaces. Integrated appliances comprise an electric oven, ceramic hob, cooker hood, washing machine, fridge/freezer and slimline dishwasher.

The double bedroom has a built-in wardrobe and the bathroom is beautifully tiled and fitted with a modern white suite comprising a panelled bath with shower over, wash basin, WC and heated towel rail.

The flat has gas central heating supplied by a communal boiler and the windows have been replaced with uPVC double glazed units.

Brinkburn Court stands to the west side of the town centre which is within a short walk as is the seafront and regular bus services to the surrounding area.





The development includes well kept communal grounds which are predominantly laid to lawn with shrub borders and mature hedging. There is ample residents parking, a drying area and a bin store.

Sidmouth is an unspoilt coastal town offering numerous independent shops and High Street chains, Waitrose, Lidl, a modern doctors surgery, cottage hospital, indoor swimming pool, cinema, theatre and sports clubs to include rugby, cricket and an eighteen-hole golf course.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 2012. The property holds an equal share in the freehold interest and the owners of Brinkburn Court, via a resident's management company employ professional managing agent, namely Harrison Lavers & Potburys (Hillsdon Management). We are further advised that pets are not permitted, nor is holiday letting, however a Shorthold Tenancy of a minimum of six months is allowed.

**SERVICE CHARGE** £155 pcm. Separate charge for gas. 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 with predicted speeds of up to 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

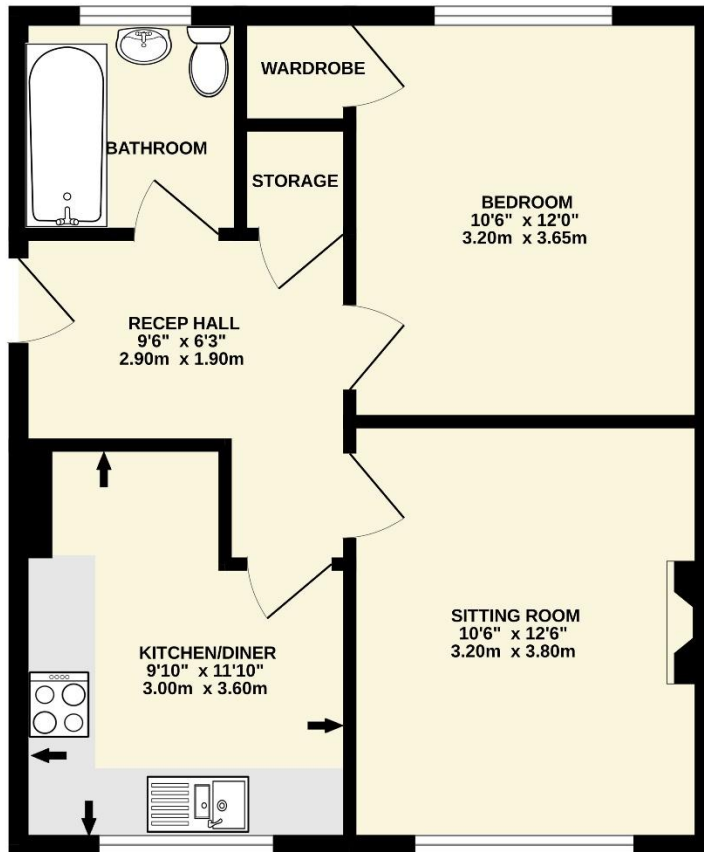
**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02523**



GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 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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