



HARRISON
LAVERS &
POTBURY'S

6 Balfour Manor
Station Road
Sidmouth
EX10 8XW

£775,000 FREEHOLD

An attractive and individual attached house, forming part of the historic Balfour Manor Estate. The house occupies a delightful position and is less than one mile from the town centre and seafront.

Offered for sale with no ongoing chain, is this most attractive, attached house providing comfortable accommodation with modern double glazing and gas central heating. The accommodation, which is fitted to a good standard throughout, spans around 1,500 square feet, combines traditional central heating with underfloor heating and offers a good degree of flexibility.

The ground floor comprises entrance hallway with cloakroom/WC and storage, an attractive kitchen with dual aspect, polished granite surfaces, built-in oven, hob and dishwasher and with space for a washing machine and large fridge/freezer. The separate dining room has patio doors and leads through to a spacious, ground floor bedroom suite with a comprehensive range of wardrobes and storage, en-suite shower room and patio doors. There is space for a large double or twin single beds.

On the first floor, a spacious sitting room is dual aspect with a wide window looking west over the communal grounds. This room and the main bedroom below could easily be swapped. The second bedroom comfortably takes twin, single beds, there is a good size third bedroom with dual aspect and lastly, a modern shower room with mains shower.





The house benefits from private gardens comprising secluded patio off the main bedroom, deep well stocked borders and beds extending to the side of the house where there is a second patio. A useful storage cupboard houses the gas boiler and the property also has a single garage located nearby. The Balfour Manor Estate is unique in Sidmouth with parkland extending to around 25 acres, all less than one mile from the town centre and seafront.

Sidmouth is an unspoilt town on the Jurassic Coast benefitting from a busy High Street with numerous independent shops, High Street chains and popular restaurants. Wide ranging amenities include, Waitrose, Lidl, a cinema, theatre, indoor swimming pool, modern health centre, 18-hole golf course and a beautiful, Regency Esplanade.

TENURE Leasehold. Held on a term of 999 years from 25.12.1973. The property owns an equal share in the Freehold with the ten other properties that form the original Balfour Manor.

SERVICE CHARGE: £135.00 per month. Service charges are liable to change so it is advised you check the position before committing to purchase.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1000 mbps. Good outdoor and variable 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 F.

EPC: C

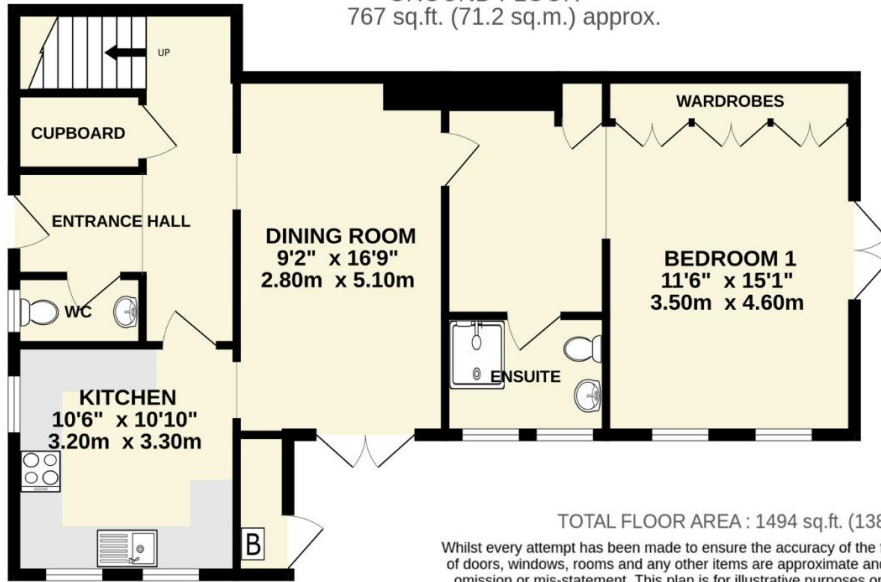
POSSESSION Vacant possession on completion.

REF: DHS02677

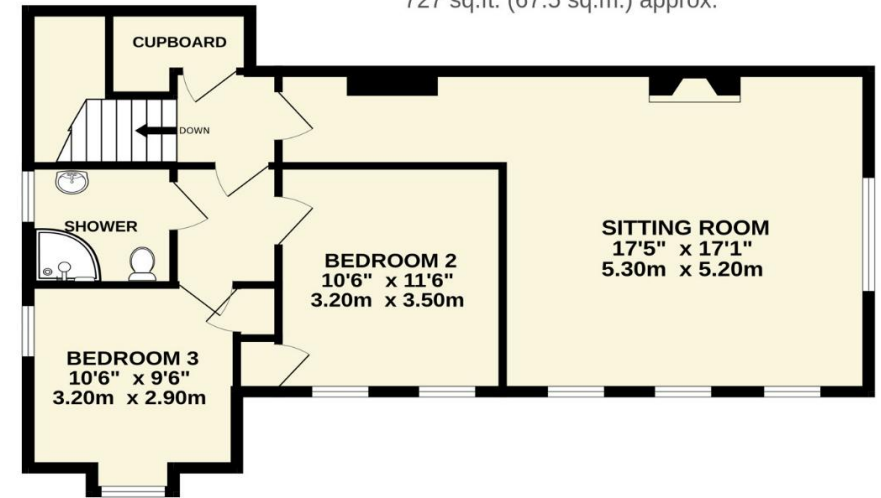
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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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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