



# The Esplanade, Sidmouth, EX10 8NS

Guide Price £465,000

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This top floor apartment occupies an enviable position on Sidmouth Esplanade enjoying breathtaking sea and coastal views to the front and of Sidmouth Cricket Club to the rear. The property is located only a stone's throw from the beach and only a short level walk to the High Street and transport connections.

The property, which has been recently modernised throughout, is presented in excellent order and is ready for immediate occupation. The accommodation briefly comprises of a communal entrance hallway with a secure entry system and stairs rising to a private front door and inner hallway. The living room is a comfortably sized, dual aspect, reception room with a large picture window overlooking the beach and out to sea and a smaller westerly facing window with vistas along the coast. There is an electric fire with mantle. The kitchen/dining room is another dual aspect room with a westerly facing window and a larger north facing window overlooking Sidmouth Cricket Club. The kitchen is fitted with a Rangemaster oven, gas hob, integrated washing machine fridge/freezer and dishwasher and a good range of newly decorated base and wall mounted units.

There are two double bedrooms, each with large picture windows overlooking the beach and out to sea. The master bedroom has the benefit of an en-suite shower room comprising of a shower cubicle, low level WC and wall mounted wash basin. The bathroom comprises of a large walk in shower cubicle, newly installed bath with shower head mixer tap, pedestal wash basin, low level WC, heated towel rail and fully tiled surround.

The property also benefits from double glazing and gas central heating.

A rarely available opportunity. Early inspection recommended.

## VIEWING

By prior appointment with Redferns on 01395 512 544

## TENURE

Leasehold. We understand that the property is held on a 999 year lease from 1992 and retains a 1/8 share of the freehold. The service charge (2024/25) is currently set at £2231.06 per annum (£1115.58 every 6 months). Ground rent £5pa.

## OUTGOINGS

Council Tax Band D

## SERVICES

We understand all mains services are connected.

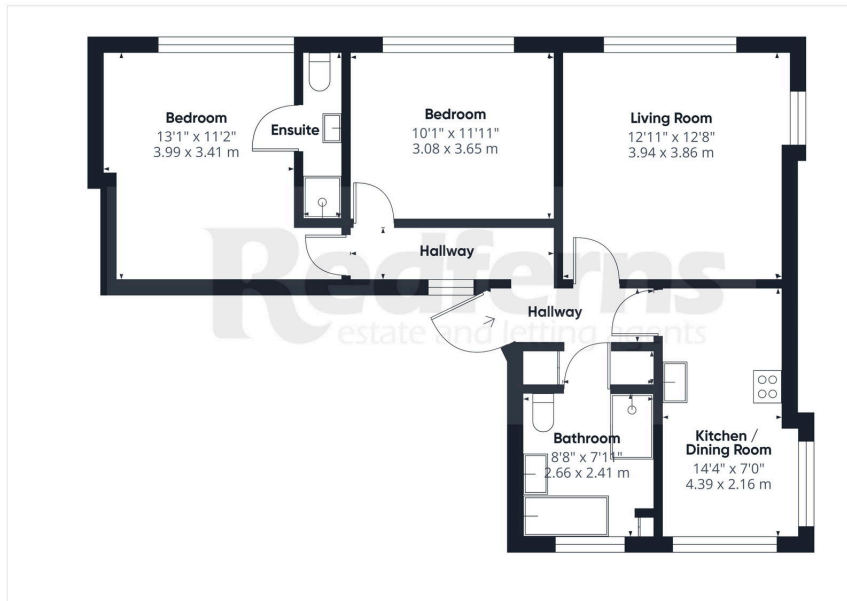
## AGENTS NOTE

Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Stunning sea views
- Beach front location
- Communal Entrance Foyer with secure Entry System
- Living Room with views across the Esplanade
- Modern Kitchen/Dining Room with views across the Cricket lawns
- Master Bedroom with En Suite
- Second Double Bedroom
- Family Bathroom
- Double Glazing and gas central heating
- Energy Rating - D



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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