



Flat 6, Abbeydale, Manor Road, Sidmouth, EX10 8TA

Guide Price £499,950

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This superbly presented first floor apartment forms part of a desirable development on the edge of Sidmouth town centre and is offered for sale with no onward chain. The property is situated in a prime location within a short walk of the High Street and The Esplanade and enjoys delightful sea views from its principle rooms and south facing balcony.

The accommodation comprises a wide and welcoming entrance hallway with a secure entry phone system and an airing cupboard. The hallway offers enough space for a study area which is demonstrated by the current occupant. The living/dining room is a pleasant reception space with glazed French doors that open onto a south facing balcony with views to the sea. The kitchen offers a good range of wooden fronted base and wall mounted units with a selection of integral appliances, laminate tile effect flooring, and a window overlooking the front.

Bedroom 1 is a generously sized double bedroom that also benefits from glazed French doors that open onto a south facing balcony with views to the sea and an en suite shower room. The en suite comprises a large shower cubicle with a thermostatic shower unit over, a pedestal wash basin and a low level wc. Bedroom 2 is another good sized double bedroom with a window overlooking the front. The bathroom comprises a panelled bath with a mixer tap and shower unit over, a pedestal wash basin and a low level wc.

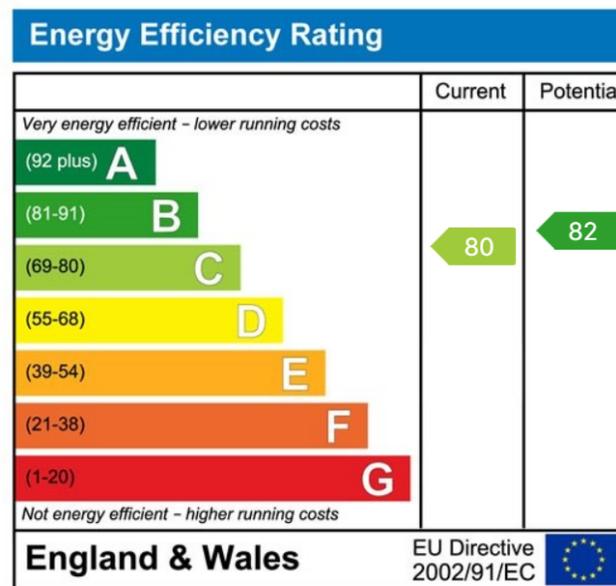
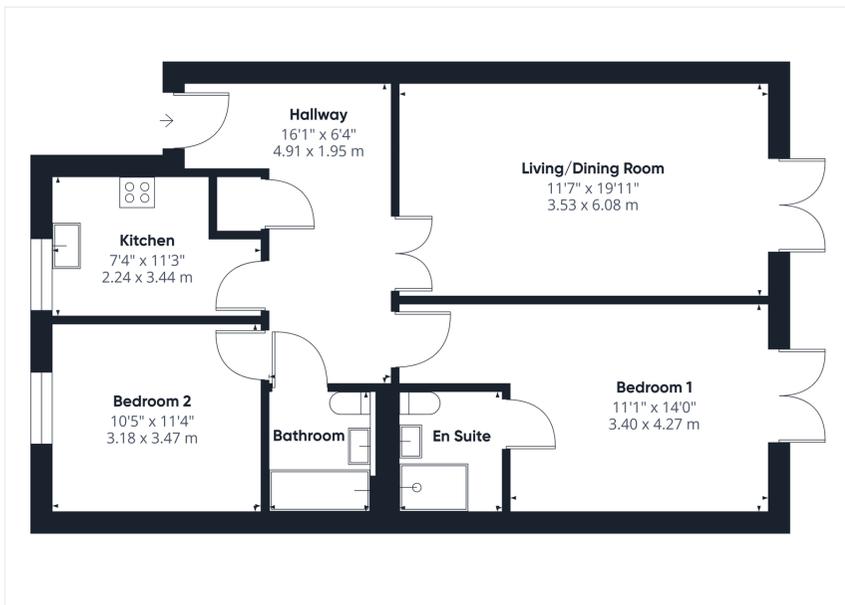
The balcony is an excellent space that enjoys a delightful outlook over the communal gardens and Sidmouth Cricket Club to the sea. There is plenty of room for sitting furniture and an ideal space for container planting. The communal gardens, which are enclosed and gated on either side are kept to a superb standard and offer several spaces to sit and relax between the well stocked borders. The property has the benefits of a private allocated parking space. Additional visitor's spaces are also available.

A superb apartment in a sought after position ready for immediate occupation. Early inspection recommended.





- Secure Entrance Foyer
- Living/Dining Room
- Two Double Bedrooms
- South Facing Balcony with sea views
- Communal Gardens. No Onward Chain
- Private Entrance Hallway
- Kitchen
- Master En Suite Shower Room
- Allocated Parking. Visitors Parking
- Energy Rating C



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