



31 Trinity Court  
The Esplanade  
Sidmouth  
EX10 8BE

£350,000 LEASEHOLD

**A top floor apartment occupying a stunning position on the corner of the building, enjoying breathtaking views along the Jurassic coastline, esplanade and up The Sid Valley. Two bedrooms, lift access and covered parking.**

Offered for sale with no on-going chain, is this top floor apartment with lift access, gas central heating and double glazing. On entering the property, the hallway has a useful storage cupboard that also houses a wall mounted gas combination boiler. The kitchen/dining room is of a good size, has an east facing window with views over East Beach, Salcombe Hill and up the coastline to Portland. There are a range of units to include a built-in fridge/freezer, oven, grill, hob and space for a washing machine and dishwasher. The sitting room has modern double glazed doors opening onto a balcony, where the best of the views are enjoyed spanning some 270° looking up The Sid Valley along the line of the River Sid, easterly as previously described, directly out to sea and westerly along the esplanade to Peak Hill and down to the East Devon coastline.

The main bedroom has a front facing window, enjoying a view due south to the sea, there are two built-in wardrobes and an en suite WC. A second single bedroom again has a built-in wardrobe and it too enjoys the south facing sea views. Lastly, there is a bathroom which also has a separate shower cubicle.





The entrance to Trinity Court is at the rear of the building where there is some visitor parking and gated access to the undercover parking area, where the property has a single parking space. The space belonging to the property is numbered 22.

Trinity Court occupies an enviable position within a Conservation Area on the seafront and as such is within short walking distance of all town centre amenities. Sidmouth is an unspoilt town on the Jurassic coastline, benefitting from an excellent range of independent shops, High Street chains, cafes and restaurants.

**TENURE** We are advised that the property is Leasehold, held on a term of 125 years from 29.09.89. The property holds an equal share in the freehold interest and the owners of Trinity Court employ a professional managing agent namely Harrison, Lavers & Potbury's. We are advised that letting of any kind is not permitted and that pets would be considered with prior permission.

**SERVICE CHARGE** We are advised that the current, half yearly service charge from 1 January to 30 June 2026 is £1,751.58, to include a lift surcharge for the same period. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

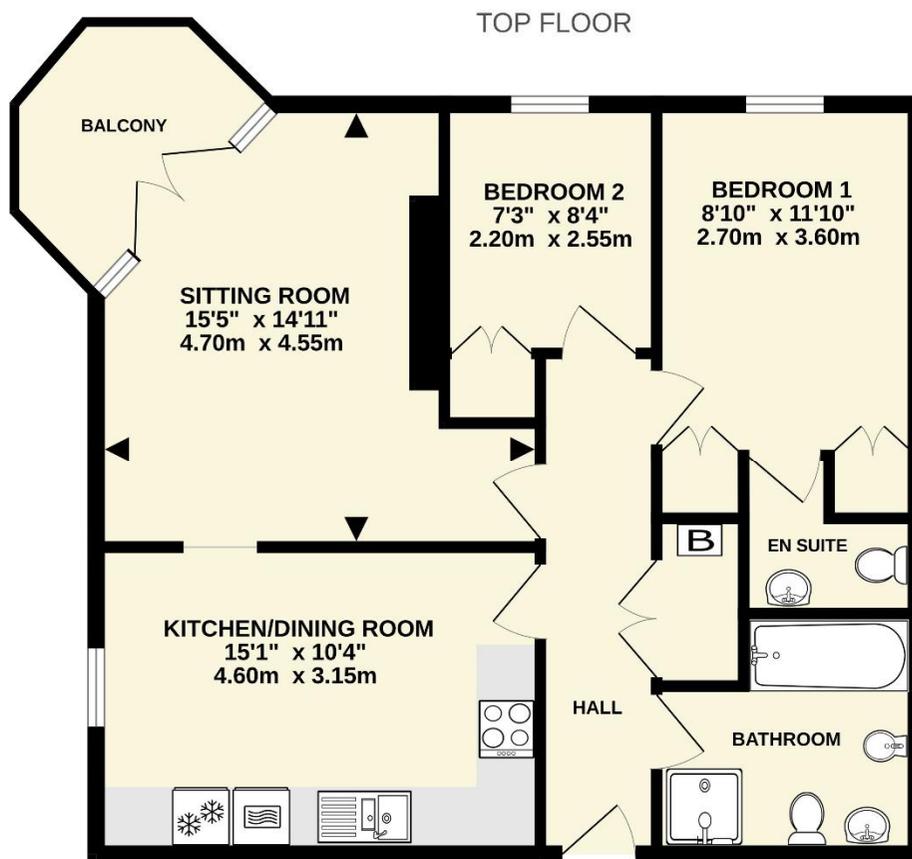
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is E.

**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02456**





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

**BROADBAND & 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 correct at September 2025.

**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.



Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

