



HARRISON  
LAVERS &  
POTBURY'S

3 Seaton Burn  
Boughmore Road  
Sidmouth  
EX10 8SJ

£310,000 LEASEHOLD

**A spacious, first floor flat with stunning valley and sea views, forming part of an attractive, Edwardian building, designed by acclaimed local architect R W Sampson.**

Offered for sale with no ongoing chain, the property has gas central heating, double glazing and offers tremendous potential to an incoming purchaser to modernise to taste. The accommodation is of good proportion, with high ceilings and featuring two, tall bay windows, one looking easterly across the Sid Valley and the second in a southerly direction to the sea. The property is approached via a communal main entrance, retaining a period, Minton tile floor, inner hall and staircase rising to the first floor. A good size entrance hall has storage and leads to a spacious sitting/dining room, with a wide bay window, taking in a fine view to the sea. A separate kitchen has a range of fitted units with space for a cooker and washing machine.

There is a large, main bedroom with a bay window taking in a delightful view across The Sid Valley to Salcombe Hill. A side window looks southerly down to the sea. There are built-in wardrobes and an en suite bathroom. A second double bedroom looks to the rear in a westerly direction, there is a main bathroom and finally, a covered balcony enjoys the superb view down to the sea.





Seaton Burn stands on an elevated plot within the Bickwell Valley Conservation Area, only three quarters of a mile from the seafront. The mature lawn gardens to the front of the building are for communal use. A driveway leads to a single garage with power belonging to the property (the middle garage of the block of five), measuring 2.9m x 6m.

Boughmore Road is a highly desirable residential address in Sidmouth, less than one mile from Market Square in the town centre. Sidmouth is an unspoilt town on the Jurassic Coast, a UNESCO World Heritage Site and enjoys 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, numerous sports clubs and an eighteen-hole golf course.

**TENURE** Leasehold, held on a term of 999 years from 29.09.1974. The freehold is held by a third party who lives in the immediate neighbourhood. Ground rent is £40 per annum. We understand the property cannot be holiday let but can on a shorthold tenancy basis. Pets are permitted.

**SERVICE CHARGE** No regular service charge is in place. The freeholder makes arrangements for any maintenance required and discusses quotes with the flat owners.

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

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

**EPC: C**

**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 – June 2026.



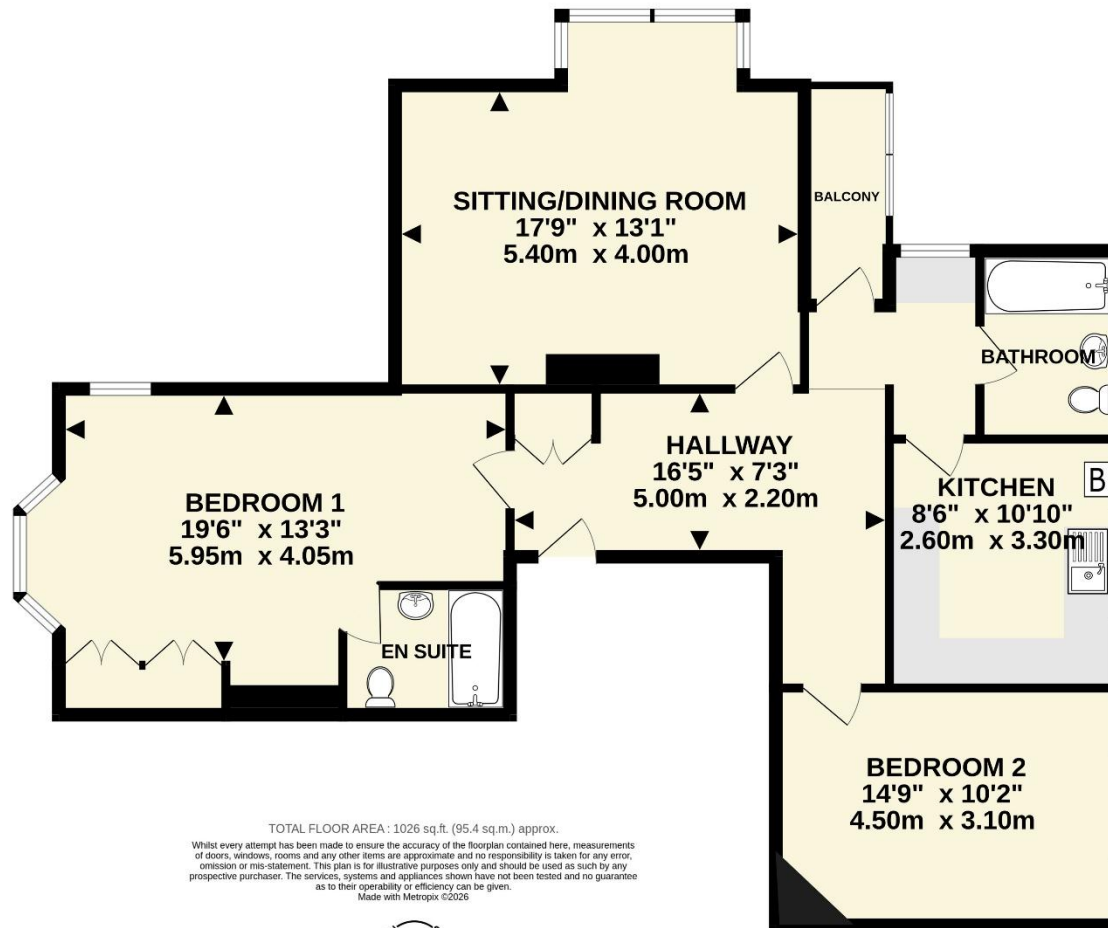
FIRST FLOOR  
1026 sq.ft. (95.4 sq.m.) approx.

**POSSESSION** Vacant possession on completion.

**REF: DHS02683**

**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.



TOTAL FLOOR AREA: 1026 sq.ft. (95.4 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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