



HARRISON
LAVERS &
POTBURY'S

9 The Redlands
Manor Road
Sidmouth
EX10 8RT

£475,000 LEASEHOLD

A spacious, balcony flat with lift access, three double bedrooms and fine views to the sea and surrounding area.

Offered for sale with no ongoing chain, is this purpose built, first floor flat with lift access. Presented in good order throughout and with gas central heating and double glazing, the property offers spacious accommodation of around 1200 sq feet. A generous entrance hall has two coat cupboards and a large general storage cupboard. The sitting/dining room is in excess of 23' long and enjoys a south easterly aspect with views to the sea. A good size, covered balcony has storage and a delightful outlook over the communal gardens to the sea. The kitchen/breakfast room is fitted with a range of units to include a built-in oven and induction hob, breakfast table and a wall mounted gas combination boiler.

The main bedroom is dual aspect, has a built-in wardrobe, along with an en suite shower room. There is a large second bedroom, third double bedroom and a main bathroom.

Attractive level and well-maintained communal gardens enjoy a south easterly aspect to the rear of the building where there is a resident's summerhouse and patio. Predominantly laid to lawn, beds and borders are well stocked and screen the development. The main driveway leads to visitor and temporary parking, there is a drying area and bin storage and the property owns a single garage measuring 2.6m x 5.1m with an electric door, power and light. The garage is located in the block opposite the main entrance to the building and is the third in from the left hand end.





The Redlands is situated to the seaside end of Manor Road, within short walking distance of Connaught Gardens and Jacobs Ladder Beach. The town centre and esplanade are within half a mile, placing the property within convenient reach of all town centre amenities. Sidmouth is an unspoilt town on the Jurassic Coast enjoying a busy High Street with numerous independent shops, High Street chains and popular restaurants. Wide ranging amenities include Waitrose, Lidl, bus services, a cinema, theatre, indoor swimming pool and a historic Regency esplanade.

TENURE We are advised that the property is Leasehold, with an equal share of the Freehold. Lease term of 999 years from 25.12.1976. The equal shares of the Freehold are invested in a Resident's Management Association. A professional managing agent is employed to oversee the day to day running of the building.

SERVICE CHARGE £240.00 per month – correct June 2026. Service charges are liable to change, you should therefore check the position before making a commitment to purchase. A new owner is required to pay 1% of the purchase price into the maintenance contingency fund.

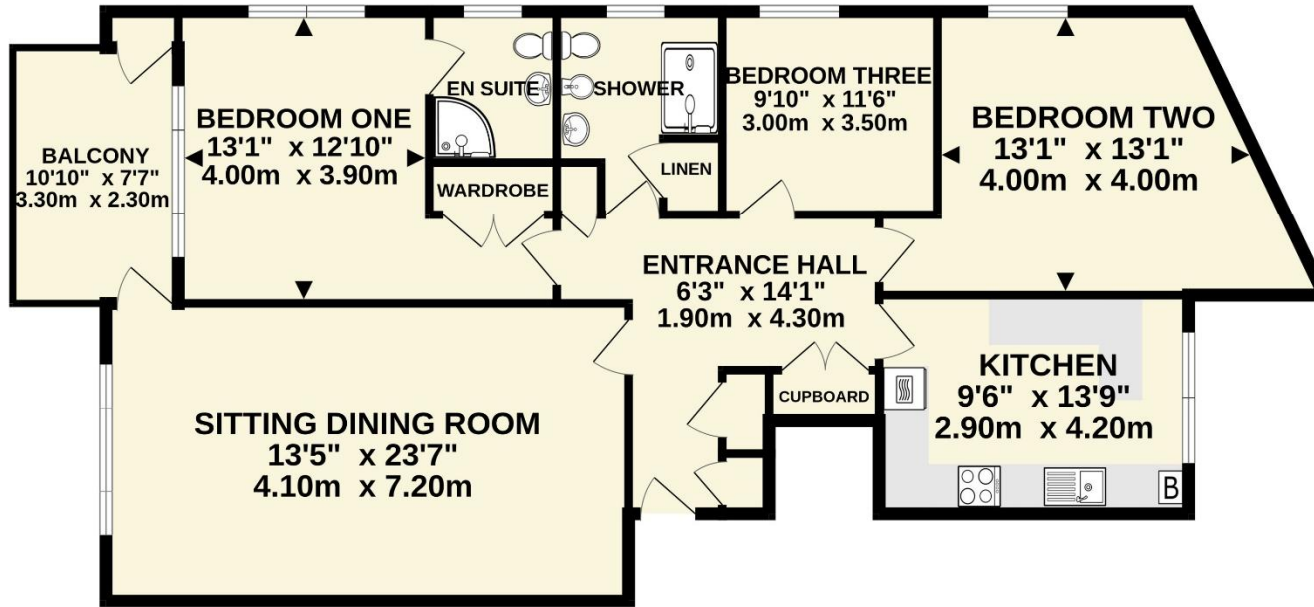
AGENTS NOTE Pets and letting of any kind are prohibited. We further understand that resident's cars must be parked in their garage.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 53 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – June 2026.



FIRST FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 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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COUNCIL TAX We are advised by East Devon District Council that the council tax band is F.

EPC: TBA

POSSESSION Vacant possession on completion.

REF: DHS02682

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.



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