J333 RBA
J777 RBA
AD58 WCJ
HLP
HARRISON
LAVERS &
POTBURY'S

Plankton,
4A Fortfield Terrace
Sidmouth
EX10 8NT

£175,000 LEASEHOLD

A lower ground floor flat located in a prime residential location and forming part of a Grade II* Listed, landmark terrace, a stone's throw from the seafront.

Offered for sale with no ongoing chain, this lower ground floor flat has its own self-contained, private entrance, accessed via steps leading down from the terrace to a private entrance. Once inside, the accommodation comprises hallway, separate kitchen with built-in electric oven and hob, fridge and small dishwasher. The sitting/dining room is a good size with a south facing sash window.

The double bedroom has built-in wardrobes, a rear facing window and door and walk-in storage cupboard with a washing machine and pressurised hot water cylinder. The bathroom is also a good size with a mains shower over the bath.

From the bedroom, a glazed door gives access to the rear of the building and a shallow pathway belonging to the property and accessing recessed storage areas and steps to the rear for emergency use only. At the entrance to the flat is a covered seating area and a secure door giving access to cellar storage beneath the terrace. We are advised by the vendor that the space in front of the railings on the terrace can be used for seating. There is a residents' parking scheme at Fortfield Terrace and each property is allocated one permit, subject to a fee payable to Devon County Council.

Fortfield Terrace is Grade II* Listed to reflect its architectural and historical importance. The raised footpath is Grade II Listed and combined with the situation just back from the seafront, is unrivalled in the town. The terrace overlooks both Sidmouth Cricket and Croquet Club and beyond to the sea. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street having numerous independent shops, High Street chains and popular restaurants. In addition, there is Waitrose, Lidl, a cinema, theatre, indoor swimming pool and various sports clubs to include an eighteen-hole golf course.

TENURE We are advised that the property is Leasehold, held on a term expiring on 31.12.3019 and owning an equal share in the freehold interest. The maintenance and management of the building is carried out jointly by the flat owners of buildings 3 and 4. External decoration is arranged for Spring 2027. It should be noted that a completely new pitched roof was fitted in 2022. Long-term letting (not holiday letting) and pets are permitted.

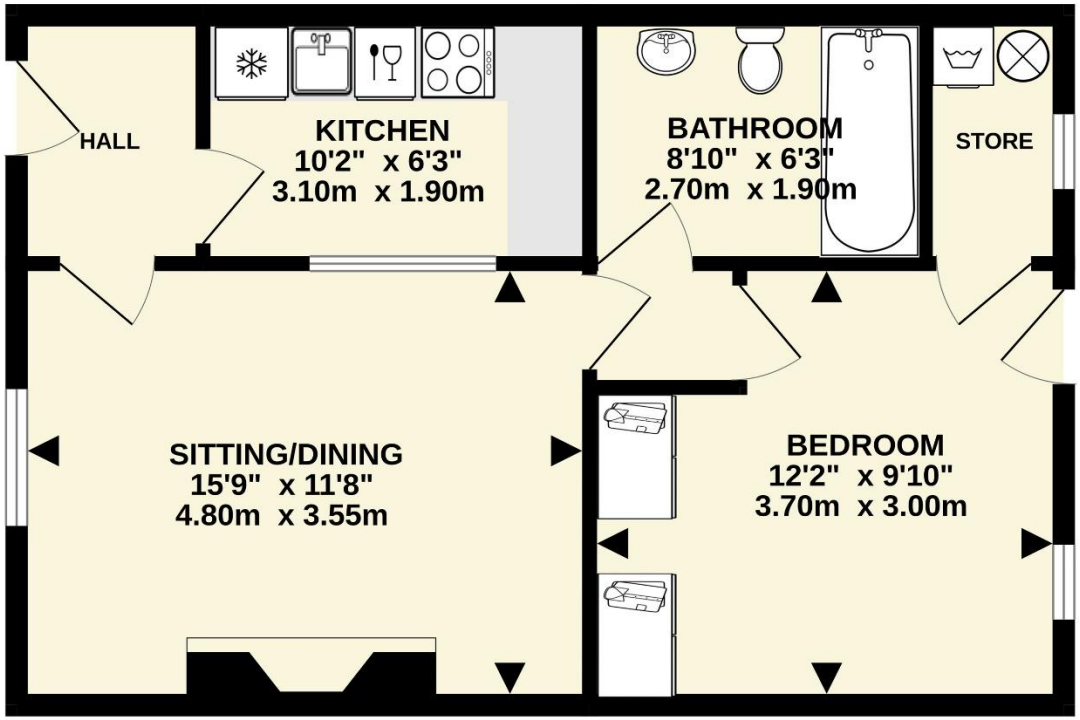
SERVICE CHARGE £125.00 per month – correct September 2026. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

SERVICES Mains 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 80 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - September 2026.

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

LOWER GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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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EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02720

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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