



Port Royal House, The Esplanade Sidmouth EX10 8BE

£995,000 FREEHOLD

An imposing, Grade II Listed, five storey house occupying a superb position on the seafront with uninterrupted sea views. For modernisation but with tremendous potential.

Offered for sale with no ongoing chain, this attractive, red brick house is one of very few sea-facing houses not to have been converted to apartments. The front elevation features a broad bay window and first floor balcony with a Regency style canopy. Once inside, the property offers flexible accommodation arranged over five floors and could easily lend itself to multi-generational living or be seen as a blank canvas for reorganising to suit individual taste.

In summary the accommodation comprises a large kitchen/dining room with utility room and store, a sitting room and study at esplanade level, a first floor sitting room, kitchen, bedroom and bathroom, a second floor main bedroom with adjoining bathroom and finally on the top floor, two double bedrooms and a bathroom. The house has much character, with the ground, first and second floors having high ceilings, tall sash windows and further period features to include an original front door and entrance vestibule with Minton tile floor.



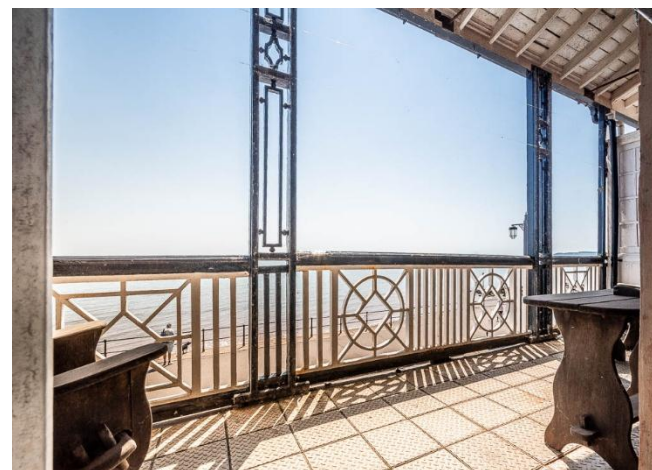


Needless to say, views from the front elevation at any level are breathtaking and from the balcony there is a 180° outlook stretching from east to west up and down the Jurassic Coastline - a Unesco World Heritage Site.

To the rear of the house is pedestrian access from York Street via a secure gate, passing a single garage belonging to the property and measuring 3m x 4.2m. The rear garden is paved for ease of maintenance, is of a good size and will enjoy any morning or evening sunshine.

The house stands within a Conservation Area and forms part of an attractive terrace overlooking the esplanade. The property is within short walking distance of the town centre where there are numerous independent shops, High Street chains, popular cafés and restaurants. The recently opened Rockfish restaurant is a stones throw from the house. Sidmouth is an unspoilt town on the Jurassic Coast with amenities to include Waitrose, Lidl, a cinema, theatre, indoor swimming pool and eighteen-hole golf course.

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



BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted speeds of up to 1000 mbps. Good outdoor and variable indoor mobile coverage is predicted by EE, Three, O2 and Vodafone. Information provided by Ofcom – April 2026.

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





POSSESSION Vacant possession on completion.

EPC: D

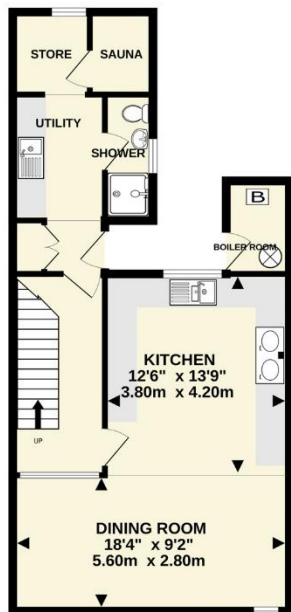
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VIEWING Strictly by appointment with the agents.

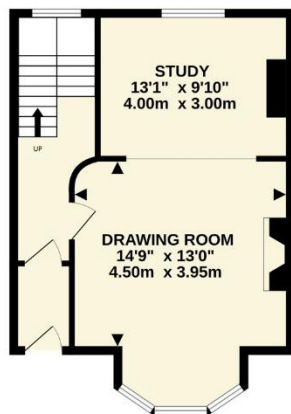
IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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.



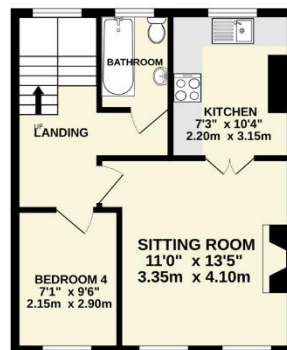
YORK STREET LEVEL
609 sq.ft. (56.6 sq.m.) approx.



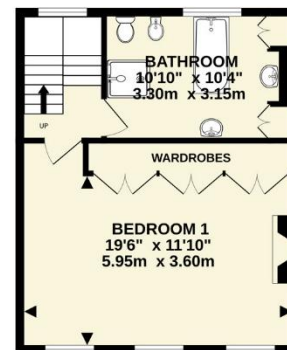
ESPLANADE LEVEL
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



3RD FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 2250 sq.ft. (209.1 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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Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

