



HARRISON  
LAVERS &  
POTBURY'S

13 Belvedere Court  
Hillside Road  
Sidmouth  
EX10 8FD

£349,950 LEASEHOLD

**Enjoying lovely views over the Sid Valley, a contemporary, second floor apartment conveniently situated within walking distance of the town centre and seafront.**

This well presented apartment forms part of a prestigious, gated development set within stunning communal gardens which enjoy a south-westerly aspect. Included is a single, allocated parking space in an underground garage and there is also visitors parking.

The apartment is approached via a spacious communal hallway with stairs or a lift rising to the upper floors. Apartment thirteen is on the second floor to the west side of the building and takes full advantage of some stunning views across the Sid Valley to the surrounding hills.

On entering the apartment, an entrance hall has a useful cloaks/storage cupboard off, the sitting room has a picture window and part vaulted ceiling and adjoining this is a spacious kitchen/dining room. The kitchen is extensively fitted with a range of matching cupboards drawers and polished granite work surfaces incorporating a central island all providing excellent storage. Appliances comprise a built-in oven, microwave, induction hob, cooker hood, steam oven, coffee machine, dishwasher and a free standing washing machine and American style fridge/freezer.





There are two bedrooms, both enjoying lovely views, the main bedroom having an en-suite bathroom with a large storage area off. The en-suite is fully tiled and comprises a corner bath, WC, wash basin and has a heated towel rail. The adjoining roof space provides a very useful storage area. In addition, there is a separate shower room off the reception hall, again fitted with a modern white suite and having a corner shower, WC and wash basin.

Gas fired underfloor heating and double-glazed windows are installed.

The grounds are a particular feature of the property and lie predominantly to the south and west of the building, with large areas of lawn and well stocked shrub borders. The development and underground parking is accessed via a block paved driveway from Hillside Road where there is a gated entrance. A private parking space for this apartment is numbered thirteen.

Hillside Road is situated to the East side of the town centre and as such benefits from the late evening sunshine. The town centre is within walking distance and from the grounds there is pedestrian access into Beatlands Road, a more direct route to the town.

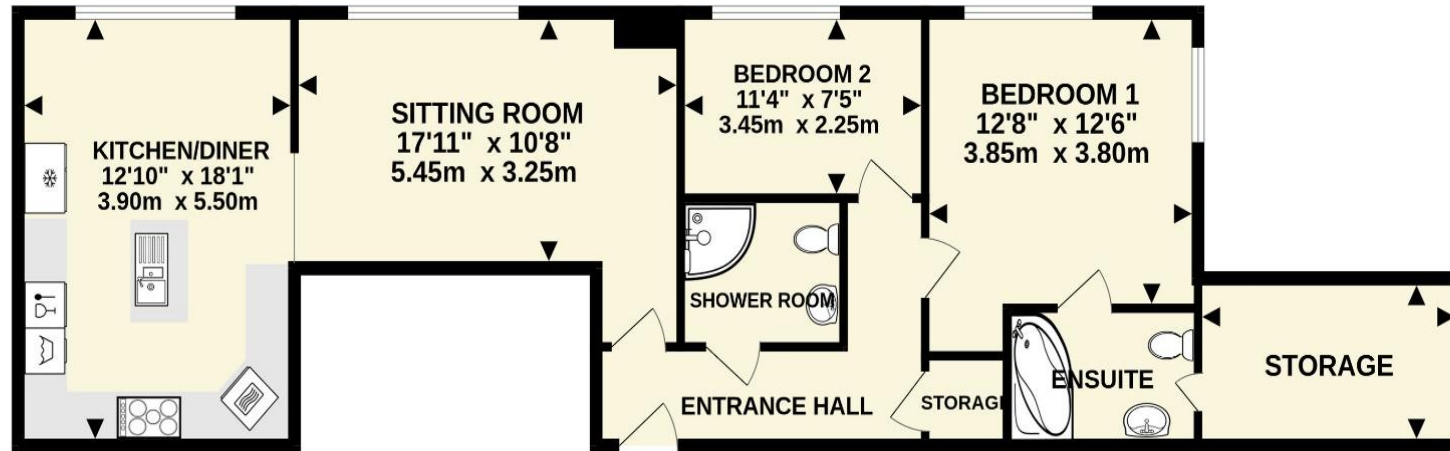
Sidmouth offers an excellent range of facilities and along with the beautiful Esplanade and seafront and there are excellent bus services.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 2007. The property owns an equal share in the Freehold that is held by the residents Management Association. A professional Management Agent namely ourselves is employed to manage the day to day running of the building. We are advised that long letting is permitted but holiday letting is not.

**SERVICE CHARGE** £1165.45 per quarter (March 2026). Service charges are liable to change, you should therefore check the position before making a commitment to purchase.



## SECOND FLOOR 963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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**SERVICES** Mains gas, electricity, water and drainage are connected.

**BROADBAND AND MOBILE** Basic, Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds up to 1000 mbps. Good indoor and outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - March 2026

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

**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02642**

**VIEWING** Strictly by appointment with the agent

**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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