



HARRISON
LAVERS &
POTBURY'S

85 Alexandria Road,
Sidmouth
EX10 9HG

£835,000 FREEHOLD

A most attractive and spacious, detached house designed by the renowned local architect, R W Sampson and offering versatile, family accommodation.

Built in the 1911, this impressive, detached house retains many original, period features including windows, doors and fireplaces. The entrance to the house is via an impressive porch with original front door opening into the hallway. A wide staircase rises and turns to the first floor with a large storage cupboard beneath. The sitting room is situated to the front of the house, is double aspect with a large bay window looking south easterly over the front garden. The separate dining room is currently used as a ground floor bedroom and has a large bay window looking easterly. A dressing room leads to an en suite with easy access shower. The kitchen is fitted with an excellent range of units including an integrated fridge and freezer, Neff self-cleaning oven and warming drawer, a five-ring hob, worktops and sink. There is also a large, walk-in larder. Lastly on the ground floor is a study and a garden room which is double aspect with door leading outside.





The main bedroom is dual aspect with a south easterly facing bay enjoying a view to Salcombe Hill. An ornate fireplace has decorative tiling. There are two further double bedrooms, both with period fireplaces. At present, bedroom four is arranged as a kitchen with fitted units, worktops, sink and appliance spaces. Finally, a modern bathroom has not long been installed. In its current configuration, the property would suit two families or a multi-generational household.

To the front of the house is an enclosed, lawn garden enjoying a south easterly aspect. The main driveway provides off-road parking for two cars and leads to a detached, double garage with light and power measuring 5.1m wide x 5.5m deep. There is a second, gated driveway providing additional parking. To the east elevation the garden is laid to productive vegetable and fruit plots with a shed, greenhouse, five water butts and four compost bins. A shallow garden to the rear leads to the west elevation and gravelled and paved garden with side gate and door into the garage. The gardens contain a wide range of shrubs and perennials along with Fig, Apple and Cherry trees.



Alexandria Road is a little over one mile from the town centre and seafront yet within short walking distance of regular bus services and a good range of shops at Woolbrook Road to include Lidl. Primary and Secondary schools are within easy reach as is Long Park Recreation Ground and The Byes and River Sid. Sidmouth is an unspoilt town on the Jurassic Coast having a busy High Street with numerous independent shops, High Street chains and popular restaurants. The town also has a cinema, theatre, indoor swimming pool, Waitrose and a number of sports clubs to include an eighteen-hole golf course.





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

EPC: D

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

BROADBAND & MOBILE Standard, Superfast and Ultrafast Broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and indoor mobile coverage is predicted by EE, Vodafone, Three and O2. Information provided by Ofcom – June 2026.

POSSESSION Vacant possession on completion.

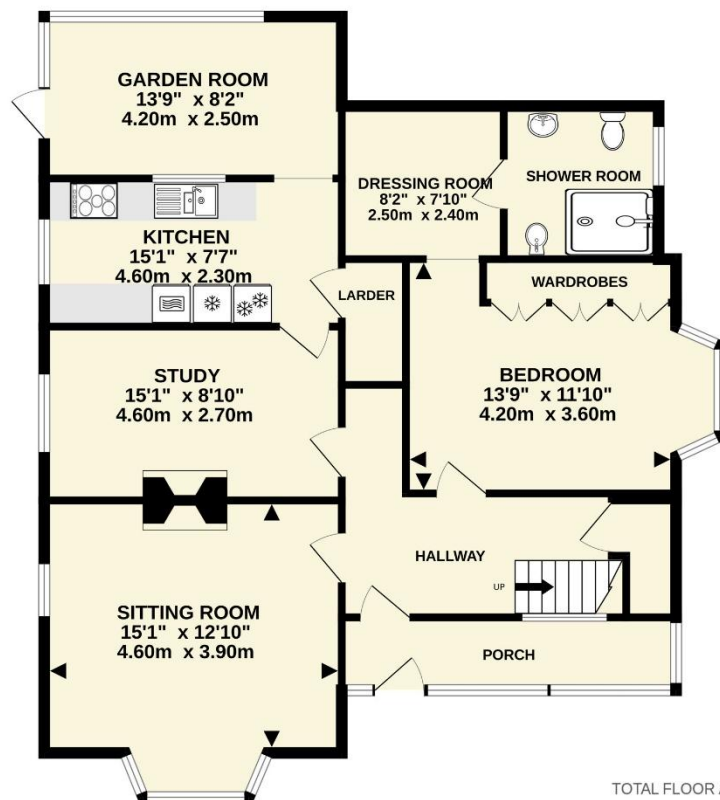
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VIEWING Strictly by appointment with the agents.

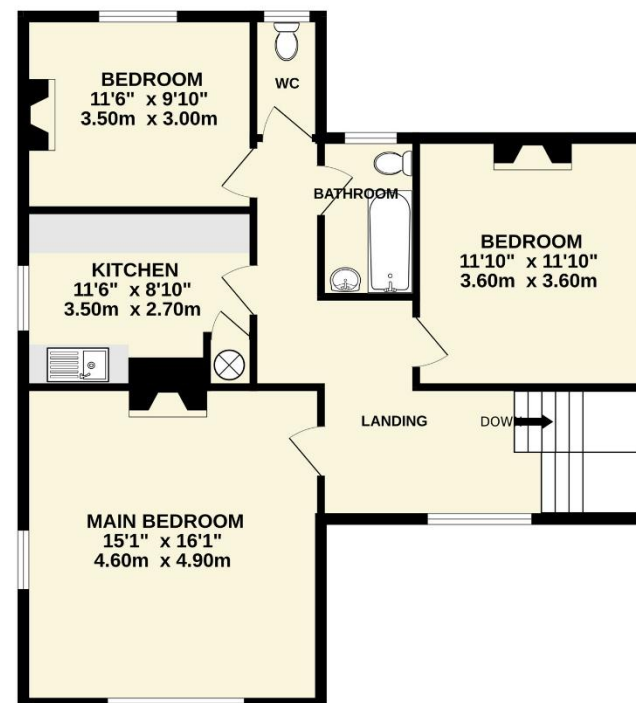
IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third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



GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 1901 sq.ft. (176.6 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

