HLP
HARRISON
LAVERS &
POTBURY'S

23 Trinity Court
The Esplanade
Sidmouth
EX10 8BE

£249,000 LEASEHOLD

A well-presented, upper floor apartment with lift access and enjoying superb views over the town and Sid Valley. Freehold interest shared equally between the owners.

Offered for sale with no ongoing chain, this well presented, third floor apartment has central heating via an electric boiler and uPVC double glazing. Once inside, the entrance hall has excellent storage by way of a cloaks/storage cupboard and a walk-in airing cupboard housing the electric boiler and hot water cylinder. A spacious sitting/dining room features a five-window bay, taking in a superb view over the town centre to the Parish Church, beyond to Peak Hill and Muttersmoor and up the Sid Valley. This far reaching and interesting view is also enjoyed from the kitchen and both bedrooms. The separate kitchen is fitted with a good range of units to include a built in AEG oven and grill, a Neff gas hob and with space for a fridge/freezer and washing machine.

The main bedroom has built-in wardrobes and an en suite shower room. There is a second bedroom again with built-in wardrobes and lastly, a main bathroom with shower over the bath.

The entrance to Trinity Court is at the rear of the building where there is gated access to the under-building parking area. The property has a private space numbered 23.

Trinity Court occupies an enviable location within a Conservation Area on the seafront. As such, all town centre amenities are a short walk away. There are regular bus services, an excellent range of independent shops, High Street chains and restaurants including Rockfish which is located just across the road. Sidmouth is an unspoilt town on the World Heritage Jurassic Coast with further amenities to include Waitrose, Lidl, a cinema, theatre and eighteen-hole golf course.

TENURE We are advised that the property is Leasehold, held on a term of 125 years from 29.09.1989. The property holds an equal share in the freehold interest by way of a share certificate. The elected Directors of Trinity Court employ a professional managing agent, namely Harrison Lavers & Potburys (Hillsdon Management). We are advised that letting of any kind is not permitted and that pets would be considered with prior permission.

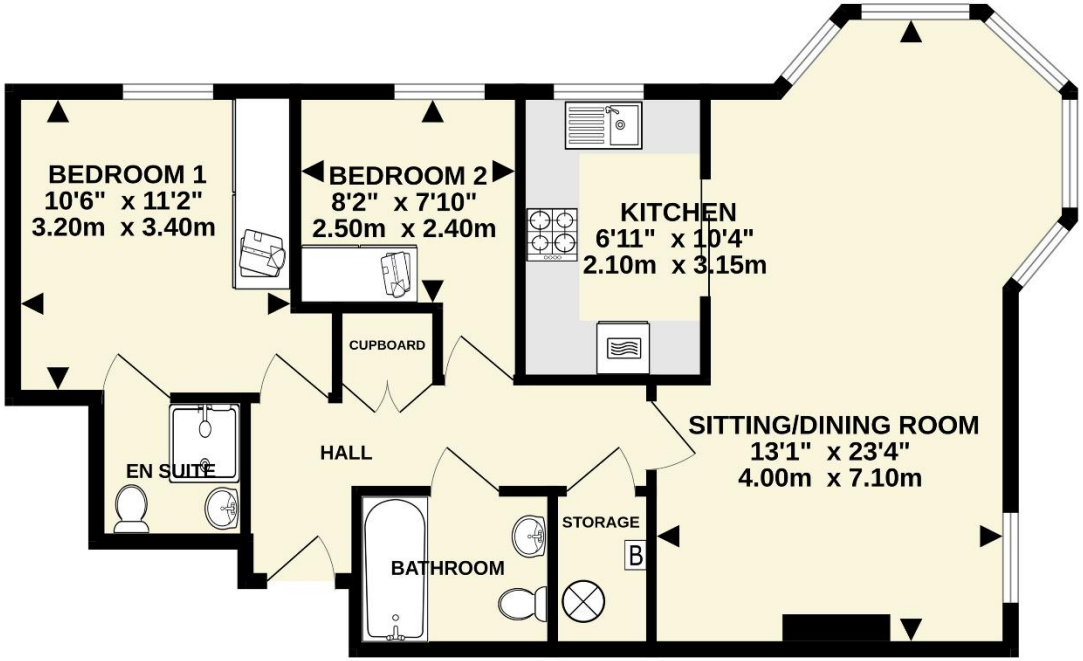
SERVICE CHARGE The current, half-year service charge is £1,657.98 plus a lift reserve contribution of £93.60 until 31 December 2026. The charge includes a share of buildings insurance, communal cleaning and water charges to the flat are included. Service charges are liable to change; you should therefore check the position before making a commitment to purchase.

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

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

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

THIRD FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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.
Made with Metropix ©2026

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02646

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.

Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com