



 HARRISON
LAVERS &
POTBURY'S

Flat 1 Bec-En-Hent
Bickwell Valley
Sidmouth
EX10 8SG

£425,000 Leasehold (share of freehold)

A most attractive, ground floor, garden flat with parking and situated in one of Sidmouth's favoured residential areas.

Bec-En-Hent is an imposing, detached property, designed by the renowned local architect R W Sampson and in later years converted into three self-contained flats.

The property retains much of its original character and charm with Flat 1 occupying part of the ground floor. A huge attraction to this flat is the garden, the majority being very private and enjoying a lovely southerly aspect. A later addition to the flat is a conservatory to the south side and gives direct access into garden.

On entering the property, a glazed entrance porch opens into a good size reception/dining hall. The adjoining sitting room is a feature of the flat and has a lovely wide bay window overlooking the front garden along with a feature fireplace and a door to the conservatory which is uPVC double glazed and has a vaulted ceiling.

The kitchen is to the rear of the flat and offers an extensive range of storage units, along with work surfaces, breakfast bar and appliances comprising a built-in, split-level electric oven, gas hob, cooker hood and free-standing fridge/freezer. A door from the kitchen leads on to a patio area, where there is a utility/store with double doors and offers space and plumbing for a washing machine, along with further storage.





The flat offers two bedrooms, both enjoying a southerly aspect and both having fitted wardrobes. The main bedroom has an en-suite shower room, which comprises a walk-in shower along with WC and wash basin. There is also a separate bathroom, which is fitted with a white suite, has part-tiled walls, a tiled floor and comprises a bath with electric shower over, WC and pedestal wash basin.

Gas fired central heating is installed and the majority of the windows are uPVC double glazed.

The garden has been designed for ease of maintenance, with extensive paved areas and shrub borders to the south side and running along the eastern boundary, adjoining Bickwell Valley, is an area of lawn and mature hedging. Within the garden there is also a useful **hobbies room/summer house**, which has a number of uses and enjoys a westerly aspect. A driveway provides ample parking and there is a car-port.

Being at the lower end of Bickwell Valley, the flat is within a short walk of the town centre and seafront, where there is an excellent range of services and shopping facilities along with bus services to the surrounding area.

TENURE The property is Leasehold, held on a term of 999 years from 1960 with the three apartments within Bec-En-Hent owning an equal share of the freehold.

MAINTENANCE We understand that Flat one holds a one third responsibility for the insurance, general maintenance and decoration of the building. **The exterior of the building was redecorated during 2025.**

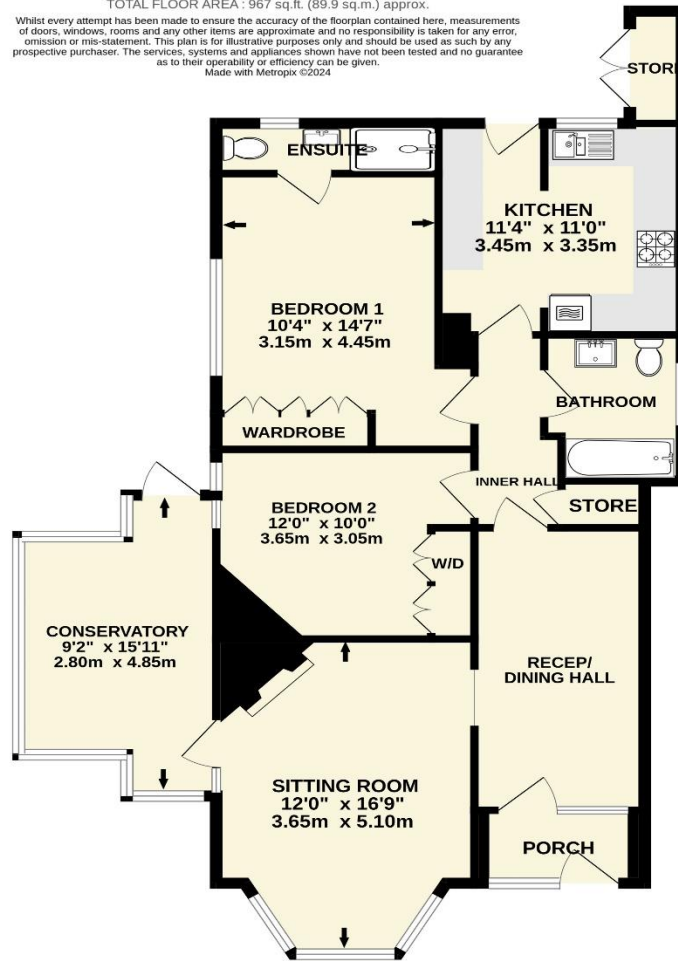
OUTGOINGS We are advised by East Devon District Council that the council tax band is D.

EPC: E



GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.

TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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DIRECTIONS From the top of the High Street, turn left into All Saints Road and continue to the mini roundabout opposite the Woodlands Hotel. Turn left, then immediately right into Cotmaton Road and continue to the crossroads. Turn right, passing Convent Road on the right and Bec-En-Hent is the first property on the left as you get to Bickwell Valley Road.

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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