



# Bickwell Valley, Sidmouth

Guide Price £465,000

🛏️ 2 🚿 1 🚗 1



Situated in a highly desirable position on the west side of town, this beautifully presented ground floor apartment, originally designed by R.W. Sampson, has been tastefully modernised while preserving its historic character. The property also benefits from private parking and a charming enclosed garden.

Many original features have been retained, and the home has been carefully extended to improve both space and functionality. The impressive rear extension creates a generous open-plan kitchen and dining area, enhanced by exposed beams and a partly vaulted ceiling, giving the room a bright and spacious feel.

A covered porch leads into a welcoming entrance hallway, with attractive pine doors providing access to the main rooms. The front-facing living room is filled with natural light from a large window and features an eye-catching fireplace as its focal point. There are two comfortable double bedrooms, both offering peaceful sleeping areas, along with a well-equipped bathroom featuring a three-piece coloured suite.

The contemporary kitchen is finished with sleek olive gloss cabinetry and granite-effect work surfaces, offering both style and practicality. The dining area flows effortlessly into the garden through French doors. Outside, the private south-west facing garden has a traditional cottage feel, with paved seating areas, raised flowerbeds, and a variety of decorative trees and plants. Additional features include outdoor lighting and a water tap.

This flat benefits from its own designated parking space on the right-hand side. The front garden adds to the property's appeal, with neatly maintained planting and stone steps leading up to the entrance.

The property is located in the charming and scenic coastal town of Sidmouth in East Devon, England. Sidmouth is widely known for its elegant Regency and Victorian architecture, its long promenade overlooking Lyme Bay and its setting on the UNESCO-designated Jurassic Coast, a World Heritage Site famed for spectacular red cliffs, fossil-rich shorelines and stunning coastal walks.

Sidmouth has a relaxed, community-focused atmosphere with a range of shops, cafés, pubs and restaurants, as well as cultural attractions including a theatre, museum and cinema. It regularly features in literature and has a strong heritage; the town has historic links to the royal family, with Queen Victoria having spent time here in her youth.

Outdoor enthusiasts appreciate Sidmouth for its picturesque coastal paths, parks and gardens such as Connaught Gardens, and its Blue Flag beaches, including the popular Jacob's Ladder Beach. The town also hosts annual events such as the Sidmouth Folk Festival, attracting visitors locally and from farther afield.

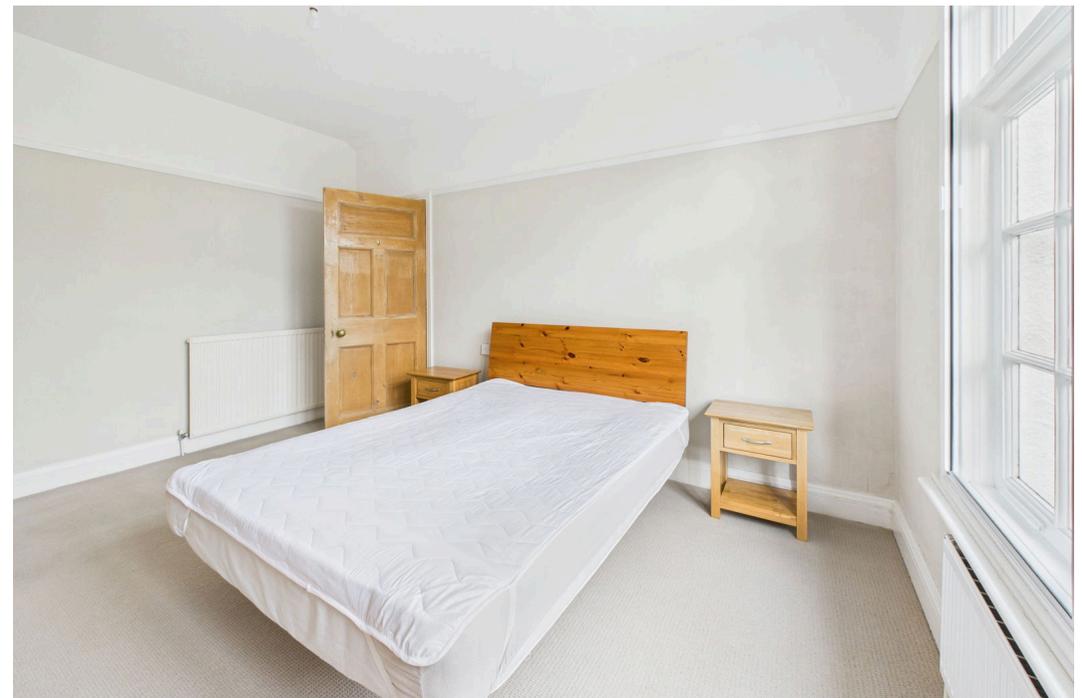
**SERVICES:** All mains services are connected

**OUTGOINGS:** Council Tax Band D

**MATERIAL INFORMATION:** Tenure: 999-year lease until 29/09/2959, with all three apartments jointly owning the freehold. Restrictions: No short-term or holiday letting permitted; subletting is not allowed.

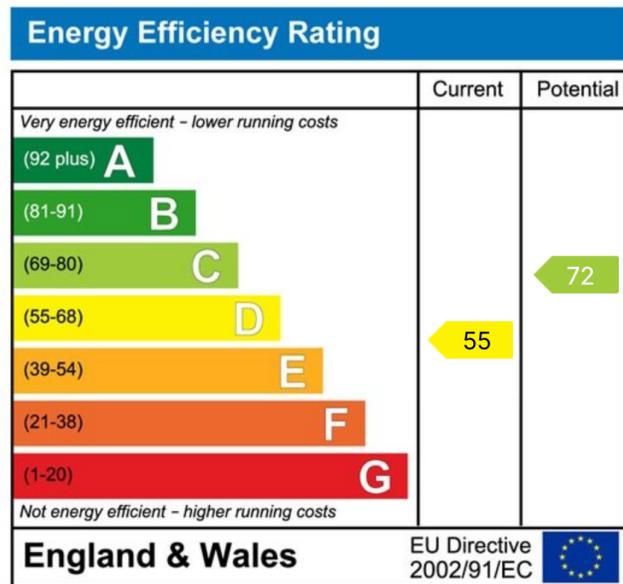
**BROADBAND:** Standard, Superfast, and Ultrafast services available, with speeds up to 1000 Mbps.

**Mobile Coverage:** Providers include O2, Three, Vodafone, and EE.





- No onward chain
- Light and airy
- Open plan kitchen / dining room
- Bathroom
- Off road allocated parking
- Deceptively spacious
- Sitting room with feature fireplace
- Two bedrooms
- Gas central heating
- Prestigious location



Ottery St. Mary | **01404 814 306**  
 Exeter | **01392 984 511**  
 Sidmouth | **01395 512 544**

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)

