



HARRISON  
LAVERS &  
POTBURY'S



1 Heatherby  
Southway  
Sidmouth  
EX10 8JL

£595,000 LEASEHOLD

**A well presented ground floor apartment enjoying an elevated position with stunning sea views and benefitting from a separate studio flat/Bedroom 3 en suite/home office.**

The property is presented in excellent order throughout and with gas central heating and double glazing. There are quality floor coverings and electric under floor heating in all bathrooms.

The sitting room and main bedroom enjoy fabulous views over the town centre to the golf course, along to Peak Hill, the sea and East Devon coastline. Both rooms have folding glazed doors opening into the 27' sun lounge, with its large windows and roof glazing flooding the space with light. The kitchen/breakfast room is fitted with a comprehensive range of units with Corian surfaces and with a fitted washing machine, dishwasher, gas hob and twin ovens.

The hallway has space for a study desk and leads to the second bedroom with en suite shower room. There is a further main bathroom.

In addition to the main accommodation there is a studio flat/home office with en suite facilities to the rear of the garaging providing the perfect space for visiting family and friends or somewhere to work from home.







There is a private patio with west facing aspect, adjoining the rear of the garaging and studio flat, and with useful cellar storage. In addition, there are beautifully tended communal gardens comprising a large area of west facing lawn and deep, well stocked flower beds. There is both a single and half size garage with parking space across the front.

Heatherby is situated in a most desirable part of Sidmouth, on the lower slopes of Salcombe Hill and within walking distance of the seafront via the Cliff Road footpath and new Alma bridge. As such the property is around a third of a mile from the town centre with its broad range of year-round amenities.

**TENURE** Leasehold. We are advised the lease expires in December 2977. The property is sold with a quarter share in the Management Company which owns the freehold interest.

**SERVICE CHARGE** Heatherby is self-managed by the four owners and we are advised there is a service charge of £200 per month.

**ADDITIONAL INFORMATION** It is understood that pets are not permitted, nor is holiday letting.

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

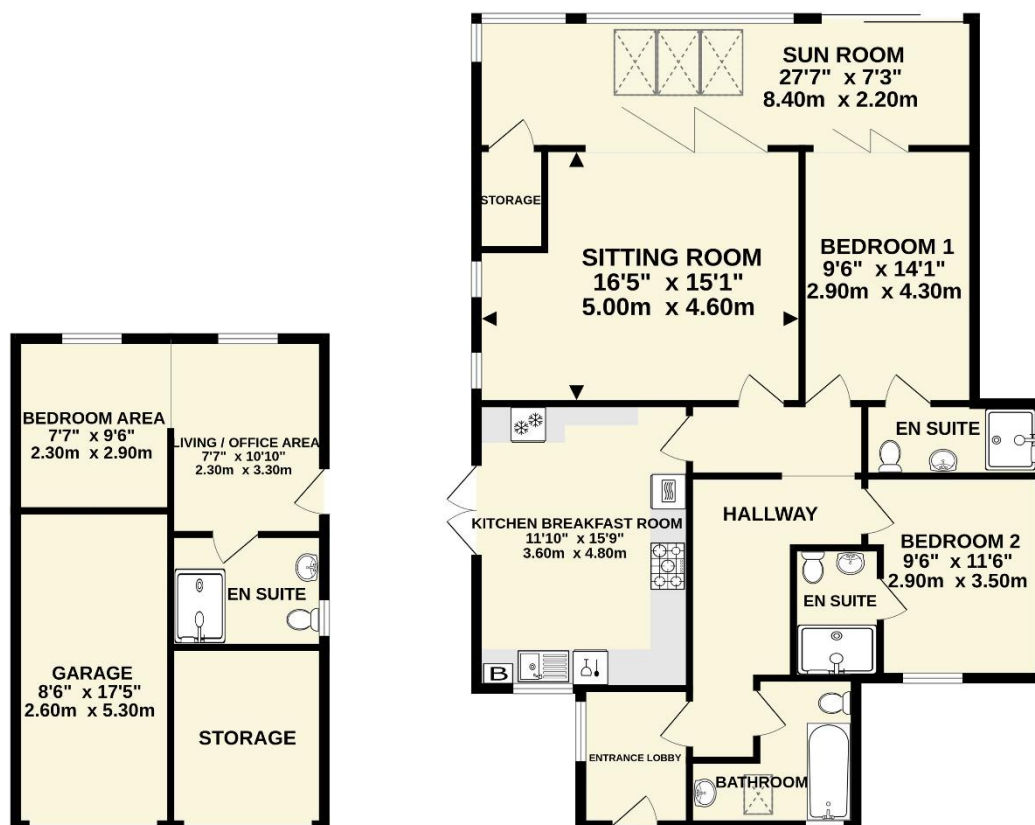
**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS01945**



GROUND FLOOR  
1649 sq.ft. (153.2 sq.m.) approx.



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 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** Opposite the Radway cinema follow Salcombe Road towards the River Sid, continuing to Hillside Road. Proceed up Hillside Road taking the first right into Southway where pedestrian access to Heatherby will be found at the end of the road on the left. Vehicle access to the garaging and parking is via Cliff Road at the rear of the building.

**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](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

