



 HARRISON
LAVERS &
POTBURY'S

2 Fairlawn
Elysian Fields
Sidmouth
EX10 8UH

£450,000 LEASEHOLD

A first floor converted apartment forming part of a most attractive Grade II Listed Regency building, only half a mile from the seafront yet with a large private garden, parking and single garage.

Offered for sale with no ongoing chain, this spacious apartment has characterful accommodation arranged over two floors, retaining a number of period features including the original staircase, stained glass French doors, yet with modern comforts such as an en suite bedroom and gas central heating. At ground floor level the property is accessed via the original period front door, opening into a private entrance hallway with generous storage and period staircase rising to a galleried landing. To the front of the building and enjoying a fine south facing outlook is the sitting room, study and second bedroom/additional reception room. The sitting room features period stained glass French doors opening onto a full width balcony, taking in superb views over the gardens and across the town, along Salcombe Hill and down to the sea. The focal point of the room is a polished stone fireplace with electric fire. The second bedroom/additional reception room is a most impressive room with period, stained glass French doors, a polished stone fireplace with Adam style surround and with ornate and highly decorative coving and ceiling rose. Finally, the study has fitted shelving, storage and desks, with a striking stained glass, circular window.

Looking to the rear aspect is the kitchen, dining room/occasional bedroom, main bedroom and shower room. The kitchen is fitted with a good range of units to include an integrated Miele dishwasher, Belling electric range cooker (new in 2021) and an integrated cooker hood, which will be included in the sale, as well as space and plumbing for a washing machine.





A connecting door leads to the dining room which could be easily be used as an occasional double bedroom and has a cupboard housing a wall mounted combination boiler. The main bedroom is of a good size, having an east facing window with views to Salcombe Hill and is fitted with a good range of wardrobes. The modern en suite has a mains shower, basin and WC. Finally, the main shower room is fitted with a modern suite incorporating a walk-in mains shower and there is an airing cupboard and radiator.

The property benefits from a large private south facing lawn garden, well screened from Temple Street by a mature boundary. Being so close to the town centre and seafront, this size of garden is uncommon and a real feature of the property, as is the paved parking bay and single garage. In addition, there is a large timber storage shed with further storage areas to the side.

Elysian Fields is a particularly attractive tree lined road with several impressive residential buildings and as such is in a conservation area. The Byes and River Sid are very close by, accessed via Lawn Vista and the heart of the town centre and seafront are only half a mile away. Sidmouth offers an excellent range of amenities to include numerous independent shops and High Street chains, a cinema, theatre, indoor swimming pool, Waitrose, Lidl, popular schools, a cottage hospital and modern medical centre, rugby, cricket and sailing clubs, as well as an eighteen hole golf course.

TENURE We are advised that the property is Leasehold, Flat 2 being held on a term of 999 years from 01.01.2000. The Freehold is held in trust and the owners of the 3 flats are the Trustees.

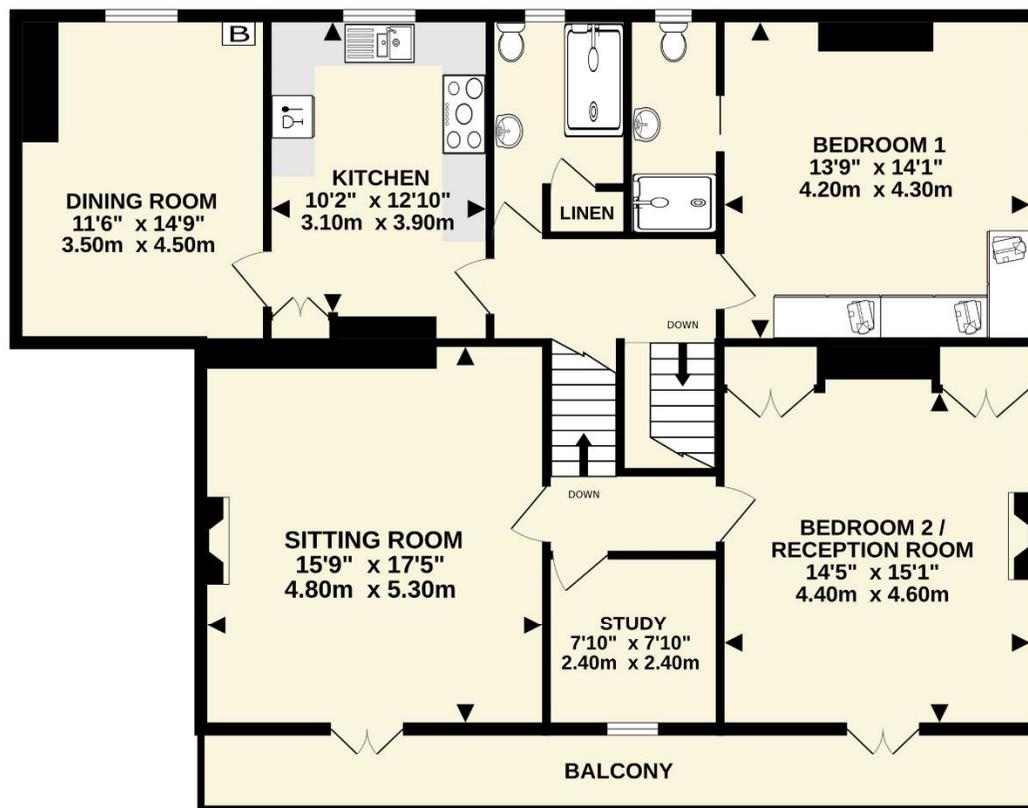
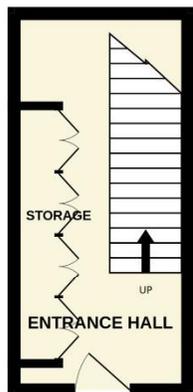
SERVICE CHARGE We understand the building is insured as a whole and funded by a monthly maintenance charge, currently £91.56. Maintenance and repairs are carried out when necessary and funded from the surplus monthly contributions paid into a maintenance account. Should there be insufficient funds, Flat 2 is liable for 42% of costs.

RESTRICTION We are advised that residents of Fairlawn must be aged 55 or over. If a couple, only one must be over 55. Pets are not permitted.



GROUND FLOOR
135 sq.ft. (12.5 sq.m.) approx.

1ST FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.ft. (134.1 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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OUTGOINGS We are advised by East Devon District Council that the council tax band is D.

EPC: Grade II Listed

POSSESSION Vacant possession on completion.

REF: DHS02227

DIRECTIONS From the Radway cinema proceed away from the town centre in a northerly direction for a quarter of a mile then turning left into Elysian Fields. Fairlawn is the first driveway on the right.

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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