



# CONNAUGHT VIEW

SIDMOUTH • DEVON

## CONNAUGHT VIEW

### A SPECTACULAR NEW LUXURY DEVELOPMENT IN A STUNNING LOCATION

Connaught View is a prestigious exclusive development of eight luxury apartments set in an enviable location close to the sea front in the Regency town of Sidmouth.

This select development maximises its coastal setting with apartments on the upper floors enjoying stunning views of the Jurassic Coast while the apartments on the lower floors enjoy the beauty of the renowned Connaught Gardens.





## SIDMOUTH

### THE REGENCY TOWN ON THE JURASSIC COAST

Caught in the timeless charm of Devon's Jurassic Coast Sidmouth is a thriving and welcoming Regency town.

Clean beaches, leisurely walks, Regency history and architecture, fine hotels, beautiful gardens and friendly shops. It's all here in this lovely seaside town that nestles beneath majestic red cliffs and green hills with its own micro climate.

Sidmouth offers endless sporting and leisure activities for all including boat and rod fishing from Port Royal, open-sea sailing at the Sidmouth Sailing Club, 18 holes of golf with a stunning backdrop at Sidmouth Golf Club, the popular Sidmouth Gig Club and a range of local rugby, football, cricket and tennis clubs.

Throughout the year, the town hosts a wide range of colourful cultural events including air displays by the Red Arrows, the Sidmouth Folk Week, Sidmouth Regatta and the Sidmouth Walking Festival.







Computer generated image of Connaught View from The Esplanade

## CONTEMPORARY LIVING BY THE SEA

This stunning new jewel in Devon's coastline offers a glimpse into the bold and beautiful future of high end contemporary living.

This stylish new build takes inspiration from the town's traditional architecture and mixes in some elegant twists with open plan interior spaces, creating a warm yet contemporary home, showcasing sophisticated fitted kitchens and bathrooms.

Combining breathtakingly beautiful views and sophisticated living accommodation, each property features its own south facing terrace or balcony and a dedicated parking space.

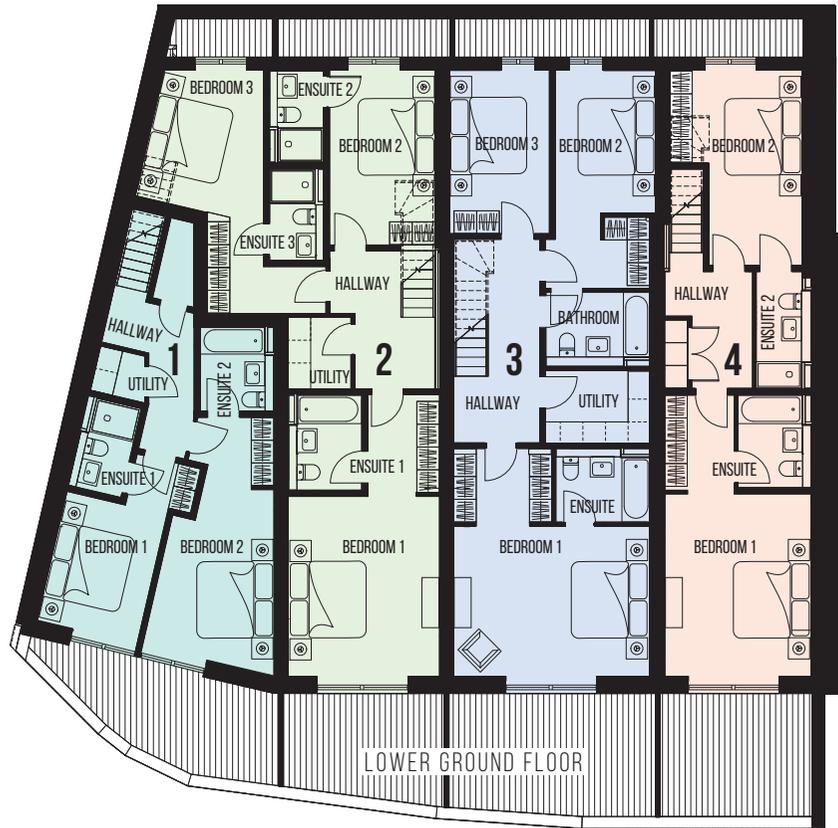
Connaught View offers residents a prime location in Sidmouth, close to the beachfront Esplanade and is a leisurely stroll into the elegant town centre with its array of independent shops and restaurants.





Computer generated image of the living area through to the kitchen

# FLOOR PLANS



## APARTMENT 1

Total internal floor area 100m<sup>2</sup> 1076 sq ft.

Living Area	8.8m x 5.0m	28'8" x 16'4"
Utility Room	1.4m x 1.2m	4'5" x 3'9"
Bedroom 1	5.0m x 2.7m	16'4" x 8'8"
Ensuite 1	2.4m x 1.4m	7'8" x 4'5"
Bedroom 2	6.5m x 3.5m	21'3" x 11'4"
Ensuite 2	2.2m x 2.0m	7'2" x 6'5"
Lower Terrace	6.5m x 2.0m	21'3" x 6'5"
Ground Floor Terrace	6.5m x 4.2m	21'3" x 13'7"

## APARTMENT 2

Total internal floor area 133m<sup>2</sup> 1432 sq ft.

Living Area	10.0m x 4.0m	32'8" x 13'1"
Utility Room	1.6m x 1.9m	5'2" x 6'2"
Bedroom 1	4.0m x 7.5m	13'1" x 24'6"
Ensuite 1	2.5m x 2.0m	8'2" x 6'5"
Bedroom 2	4.6m x 2.8m	15'0" x 9'1"
Ensuite 2	2.5m x 1.4m	8'2" x 4'5"
Bedroom 3	3.2m x 6.4m	10'4" x 20'9"
Ensuite 3	2.5m x 1.4m	8'2" x 4'5"
Lower Terrace	4.2m x 2.5m	13'7" x 8'2"
Ground Floor Terrace	4.0m x 1.2m	13'1" x 3'9"

## APARTMENT 3

Total internal floor area 149m<sup>2</sup> 1603 sq ft.

Living Area	8.8m x 5.2m	28'8" x 17'0"
Utility Room	2.8m x 1.9m	9'1" x 6'2"
Bedroom 1	5.2m x 6.0m	17'0" x 19'6"
Ensuite 1	1.9m x 2.5m	6'2" x 8'2"
Bedroom 2	5.7m x 2.7m	18'7" x 8'8"
Bedroom 3	2.7m x 4.2m	8'8" x 13'7"
Bathroom	2.5m x 2.0m	8'2" x 6'5"
Lower Terrace	5.5m x 3.0m	18'0" x 9'8"
Ground Floor Terrace	5.5m x 1.2m	18'0" x 3'9"

## APARTMENT 4

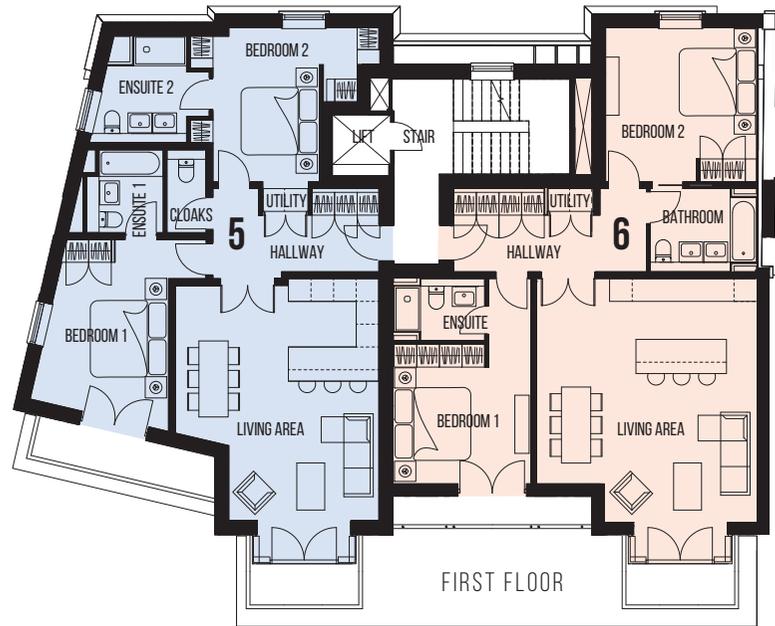
Total internal floor area 123m<sup>2</sup> 1324 sq ft.

Living Area	9.9m x 4.0m	32'4" x 13'1"
Utility	Cupboard	
Bedroom 1	7.6m x 3.9m	24'9" x 12'7"
Ensuite 1	2.5m x 1.9m	8'2" x 6'2"
Bedroom 2	5.2m x 3.5m	17'0" x 11'4"
Ensuite 2	3.0m x 1.4m	9'8" x 4'5"
Lower Terrace 1	3.0m x 4.0m	9'8" x 13'1"
Ground Floor Terrace	4.1m x 1.2m	13'4" x 3'9"



Computer generated image of en suite

# FLOOR PLANS



## APARTMENT 5

Total internal floor area 95m<sup>2</sup> 1022 sq ft.

Living Area	7.5m x 5.4m	24'6" x 17'7"
Utility	Cupboard	
Bedroom 1	5.0m x 3.8m	16'4" x 12'4"
Ensuite 1	2.2m x 1.9m	7'2" x 6'2"
Bedroom 2	4.0m x 5.0m	13'1" x 16'4"
Ensuite 2	2.8m x 2.5m	9'1" x 8'2"
Balcony 1	1.0m x 4.8m	3'2" x 15'7"
Balcony 2	3.0m x 1.2m	9'8" x 3'9"

## APARTMENT 6

Total internal floor area 95m<sup>2</sup> 1022 sq ft.

Living Area	7.5m x 5.8m	24'6" x 19'0"
Utility	Cupboard	
Bedroom 1	3.7m x 5.2m	12'1" x 17'0"
Ensuite 1	2.4m x 1.4m	7'8" x 4'5"
Bedroom 2	4.0m x 4.0m	13'1" x 13'1"
Bathroom	2.8m x 2.2m	9'1" x 7'2"
Balcony 1	0.7m x 5.2m	2'2" x 17'0"
Balcony 2	3.0m x 1.2m	9'8" x 3'9"

## APARTMENT 7

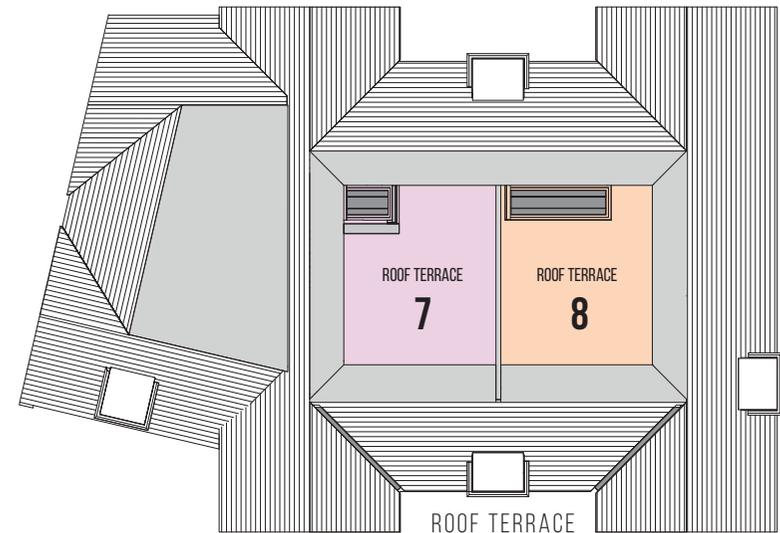
Total internal floor area 92m<sup>2</sup> 990 sq ft.

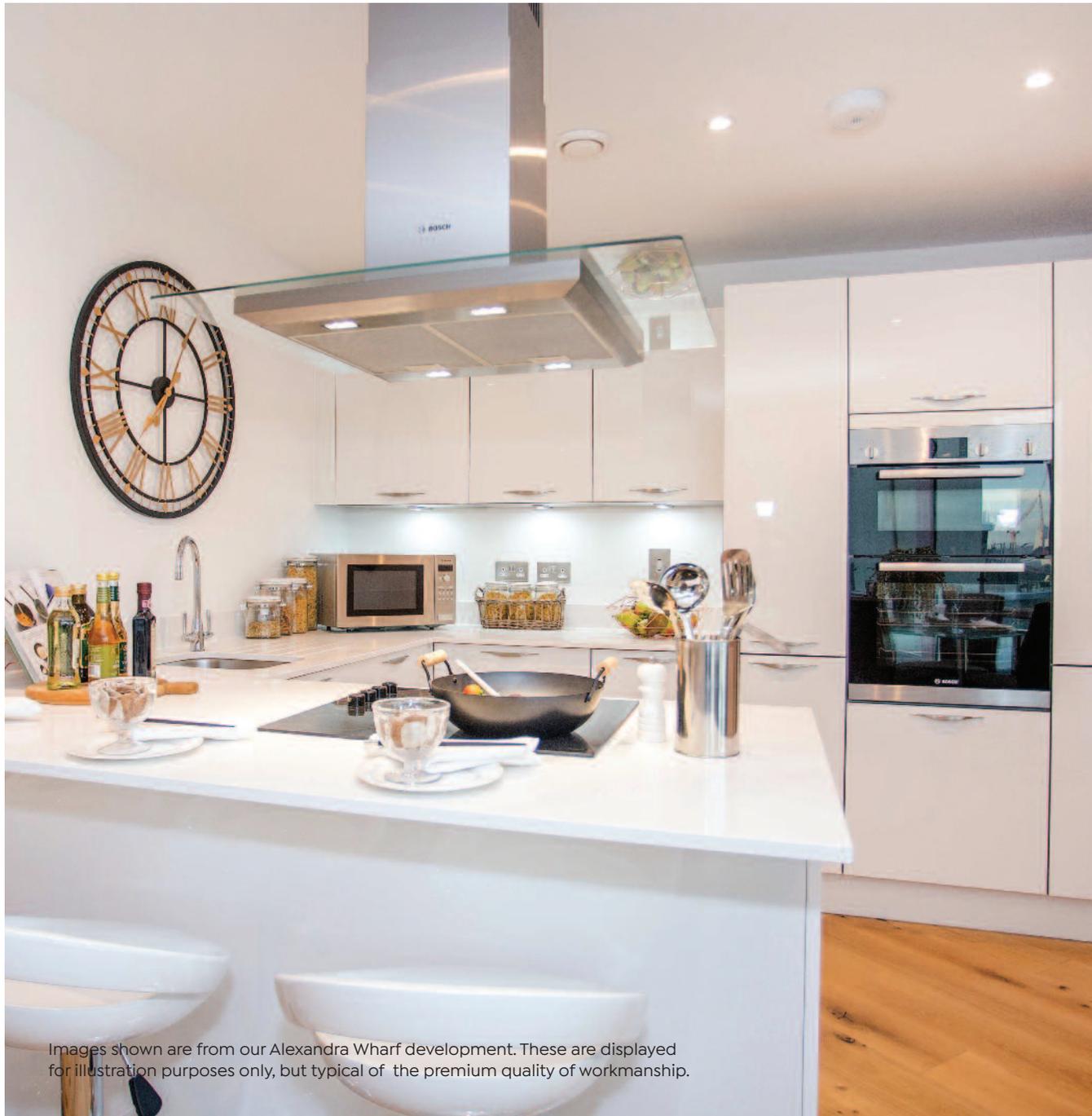
Living Area	6.2m x 5.4m	20'3" x 17'7"
Utility	Cupboard	
Bedroom 1	5.0m x 3.8m	17'0" x 19'6"
Bedroom 2	4.0m x 4.2m	13'1" x 13'7"
Ensuite 2	3.0m x 2.0m	9'8" x 6'5"
Bathroom	2.6m x 2.3m	8'5" x 7'5"
Roof Terrace	4.5m x 6.5m	14'7" x 21'3"

## APARTMENT 8

Total internal floor area 95m<sup>2</sup> 1022 sq ft.

Living Area	6.3m x 5.8m	20'6" x 19'0"
Utility	Cupboard	
Bedroom 1	5.2m x 3.7m	17'0" x 12'1"
Ensuite 1	2.5m x 1.2m	8'2" x 3'9"
Bedroom 2	4.2m x 3.8m	13'7" x 12'4"
Bathroom	2.2m x 1.9m	7'2" x 6'2"
Roof Terrace	5.2m x 6.5m	17'0" x 21'3"





Images shown are from our Alexandra Wharf development. These are displayed for illustration purposes only, but typical of the premium quality of workmanship.

# SPECIFICATION

## Kitchens

- Moores Kitchens – ‘Zurich’ white gloss range
- Caesarstone Quartz worktop and upstand
- Undermount stainless steel sink
- Chrome mixer basin tap
- NEFF induction hob and cooker hood extract
- NEFF electric double oven
- NEFF integrated fridge/freezer
- NEFF Integrated dishwasher
- Down lights to wall units

## Bathrooms and En-suites

- Kaldewei Cayono bath
- Catalano Premium wall hung basin
- Duravit Durastyle WC & dual flush
- Vado baton and overhead shower
- Vado bath /shower mixer
- Glass shower screens, shower enclosure doors and bath screens
- Feature wall tiling
- Solus Ceramics floor tiling
- Quartz to niche lining, wash hand basin /cistern duct top

## Electrics

- Screwless brushed chrome switches & sockets where exposed, white plastic on concealed items
- LED downlights
- Entry Phone to apartments

## Interiors

- Oak veneer doors
- Painted T&G wall panelling to hallways
- Engineered timber flooring to hallways, dining, kitchen and lounge.
- White gloss painted skirting, window boards and architraves
- All walls and ceilings finished in matt emulsion

## Exteriors

- Millboard decking to balconies and terraces
- Paving to lower ground floor terraces







### DISTANCES BY ROAD FROM SIDMOUTH

■ Exmouth	10.4 miles
■ Exeter	15.9 miles
■ Torquay	34.8 miles
■ Yeovil	42.1 miles
■ Plymouth	56.1 miles
■ Bournemouth	71.8 miles
■ Bath	73.5 miles
■ Bristol	88.4 miles
■ Southampton	96.7 miles



# Harrison-Lavers & Potbury's

Viewing by appointment only

For further details:  
 Harrison Lavers & Potbury's  
 Hillsdon House,  
 High Street, Sidmouth,  
 Devon EX10 8LD

Tel: 01395 516633  
[www.harrisonlavers.com](http://www.harrisonlavers.com)

## SAVOUR DEVON'S CULINARY DELIGHTS

Sidmouth offers a wealth of choice when it comes to wining and dining, with an eclectic range of eateries close by. Fine dining in the county is superb, with an impressive six Michelin-starred restaurants. Whether you're enjoying a catch up over a traditional cream tea or savouring a lavish meal, you won't be short of options wherever you choose.



### HARBOUR HOTEL

An all-day seafood bar and grill. Dishes showcase regional flavours, employing fine local produce.



### BLINIS

Just off the Esplanade, Blinis is a stylish and popular place to visit when eating out in Sidmouth



### HALFWAY INN

A friendly pub offering high quality traditional fayre in comfortable surroundings.



### BLACK HORSE INN

This lively inn offers delicious food in its open and modern restaurant with live music at the weekend.



IMPORTANT NOTICE: Harrison Lavers & Potbury's, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Harrison Lavers & Potbury's have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may change during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. February 2020.



Alexandra Wharf, Southampton, Hampshire



Estura Villas, Salcombe, Devon

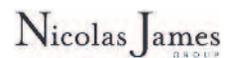


Peninsula, St Ives, Cornwall

## Nicolas James Group

### THE DELIVERY OF A PROMISE OF QUALITY

Over the last 25 years the Nicolas James Group has successfully completed approx. £500m of high quality construction and development projects including villages, apartment blocks and large commercial properties



## A selection of Nicolas James Group's previous developments

### ESTURA VILLAS – SALCOMBE, DEVON

Located on the waterfront in Salcombe, Estura was a landmark development of ten luxury villas, two elegant apartments and a converted beach house in one of the most beautiful and exclusive waterside settings in Britain.

### PENINSULA – ST IVES, CORNWALL

Four town houses and sixteen apartments set in a striking position overlooking Porthminster Beach. Every apartment has significant glass frontages to principle rooms affording spectacular views of St Ives Bay.

### RESIDENCE – GUILDFORD, SURREY

A prestige development of forty luxury apartments in the heart of the town centre, The Residence, above the Guildford Harbour Hotel development was a regeneration of Guildford's North quarter.

### ALEXANDRA WHARF – SOUTHAMPTON, HAMPSHIRE

A major waterside development of 82 luxury apartments overlooking Ocean Village marina and The Solent, now a key landmark building in this sought after area of the City.