



HARRISON
LAVERS &
POTBURY'S

2 Fortfield Lawn
Manor Road
Sidmouth
EX10 8PH

£925,000 LEASEHOLD

A purpose-built duplex apartment, providing spacious accommodation in a superb location, with stunning sea views, gated parking spaces and just a quarter of a mile from the seafront.

Offered for sale with no ongoing chain, is this spacious duplex apartment with approximately 1900 square feet of accommodation arranged over two floors. Fortfield Lawn was built around 20 years ago to a particularly high standard and with superior quality fixtures and fittings. On entering the building, you are greeted by an impressive atrium hallway, with a lift and staircase to all floors and the gated parking area.

Once inside the property, an entrance hall has an airing cupboard housing a pressurised hot water cylinder and a staircase leading down to the living accommodation. Staying on the upper floor, the main bedroom is dual aspect with en suite shower room and a covered balcony looking south, enjoying a fantastic view over Sidmouth Cricket and Tennis Club to the sea beyond. There are two further double bedrooms, both with fitted wardrobes and one with an en suite shower room. A main bathroom has been recently improved with a wet room shower.

A particularly spacious sitting/dining room is triple aspect and features a broad bay window with doors opening onto a private patio, taking in the south facing sea view. The room is open plan through to a kitchen/breakfast room that is fitted with a Poggenpohl kitchen and preparation island, an excellent range of units and built-in appliances to include ovens, microwave, gas hob, dishwasher, fridge and freezer.





Glazed doors open onto a second private patio, again with fabulous views. There is a useful storage cupboard beneath the stairs and a cloakroom/WC.

Beyond the private patios are well kept, low maintenance communal gardens, looking south and with the stunning backdrop of the Cricket Club's thatched pavilion to the sea beyond. There is visitor parking to the front of the building and electric gates opening into under-building parking where the property owns two spaces. Within this area there is also a secure store room.

Fortfield Lawn stands in a prime residential location, just a quarter of a mile from the seafront and only a third of a mile from Market Square in the town centre. As such the property is within convenient reach of a broad range of amenities to include numerous independent shops and High Street chains, popular restaurants, Manor Pavillion Theatre, Connaught Gardens and regular bus services to the surrounding area. Sidmouth is an unspoilt town on the Jurassic Coast, with Waitrose, Lidl, a modern health centre, cinema and numerous sports clubs to include an eighteen hole golf course.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 1 January 2005. We understand pets require prior approval and that long letting is permitted however, holiday letting is not.

SERVICE CHARGE £4,278.00 for the current year. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

SERVICES Mains gas, electricity, water and drainage are connected.

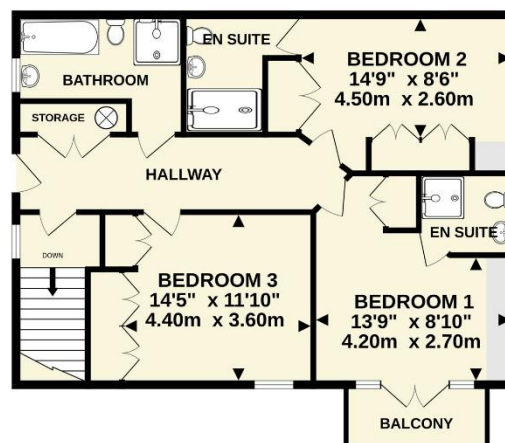
BROADBAND AND MOBILE Superfast broadband is available with estimated download speeds of up to 80 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - correct at October 2025.



GROUND FLOOR
1062 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 1925 sq.ft. (178.8 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 G.

EPC: B

POSSESSION Vacant possession on completion.

REF: DHS02599

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

www.harrisonlavers.com

