



HARRISON  
LAVERS &  
POTBURY'S



Flat 4  
7 Fortfield Terrace  
Sidmouth  
EX10 8NT

£325,000 LEASEHOLD

**A well presented, upper floor apartment, an ideal seaside retreat, enjoying uninterrupted, south facing sea views, with a residents parking scheme and no ongoing chain.**

This charming, second floor apartment is presented in very good order throughout, with gas central heating, high ceilings and tall sash windows. An impressive Portico entrance leads into a communal hallway with stairs rising to the upper floors. On the first floor half landing is a useful, secure storage cupboard belonging to the property. Once inside the apartment an entrance hallway has period doors and leads to all rooms. The sitting/dining room is a generous size with two, tall sash windows facing the sea and a sealed fireplace with mantle. There is a separate kitchen fitted with a good range of units to include a built-in oven, electric hob and with space for a fridge/freezer and washing machine. A modern floor standing gas boiler serves hot water and central heating.

The main bedroom is of a particularly good size with large, built-in wardrobes and a rear facing sash window. The second bedroom is a comfortable single room with a tall sash window facing the front aspect and enjoying the breathtaking outlook over the croquet lawn, cricket field and out to sea. Lastly, the bathroom is fitted with a white suite with a shower over the bath and built in storage.







The property benefits from a resident's permit parking scheme.

7 Fortfield Terrace forms part of a landmark terrace of Grade II\* Listed, Regency buildings, built in the late 1700's. The terrace faces due south, with breathtaking views out to sea and only a short walk from the town centre. Sidmouth is an unspoilt town on the Jurassic Coast World Heritage Site, having a busy town centre with an excellent range of independent shops, High Street chains and popular restaurants. A broader range of amenities are all within two miles of the property and include Waitrose, Lidl, a modern Doctor's surgery, cinema, theatre, the beautiful Byes and River Sid. Regular bus services in and out of the town are available within just a few hundred yards of the property. Exeter Airport and the M5 Motorway are around twelve miles away.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 24.06.2001. The property owns a 1/10th share in the freehold interest of 7 & 8 Fortfield Terrace. The buildings are professionally managed by Harrison Lavers & Potburys (Hillsdon Management) and we understand that pets, long term and holiday letting require prior permission.

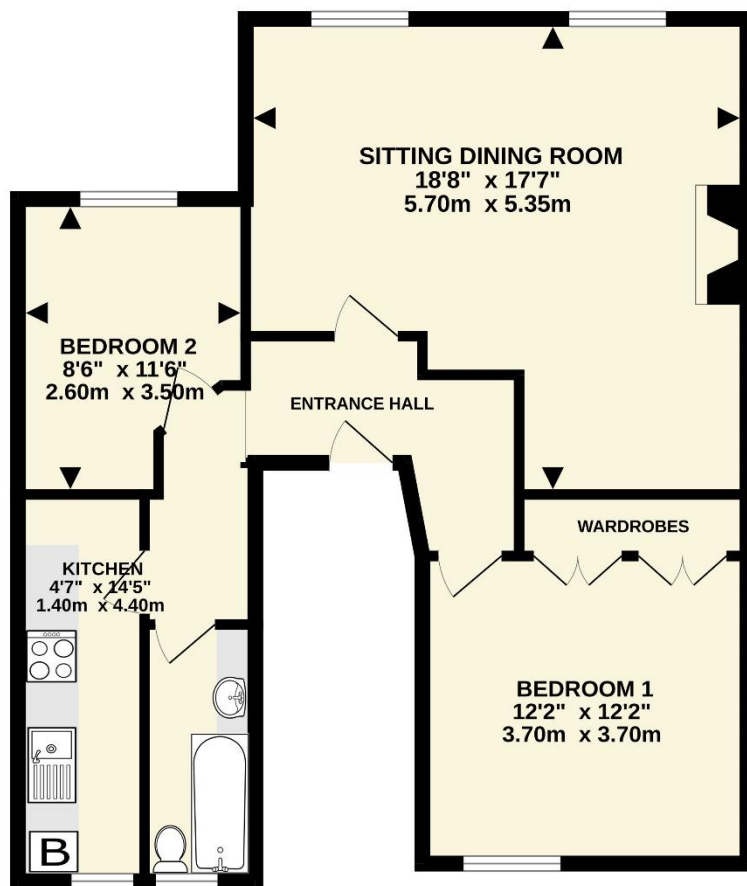


**SERVICE CHARGE** £193.00 per month. Correct at March 2025. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

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

**BROADBAND AND MOBILE** Standard and Superfast broadband are available with predicted speeds up to 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

## SECOND FLOOR



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.



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

**EPC:** N/A Grade II\* Listed

**POSSESSION** Vacant possession on completion.

**REF:** DHS02501

**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)

