



HARRISON  
LAVERS &  
POTBURY'S



1 The Heights  
70 Sidford High Street  
Sidford  
Sidmouth  
EX10 9SQ

£239,950 LEASEHOLD

**A modern, purpose built ground floor apartment forming part of an attractive, gated development and enjoying a south facing outlook from a private patio.**

Offered for sale with no ongoing chain and presented in excellent decorative order throughout, is this two bedroom ground floor apartment. Built around fifteen years ago, the property has uPVC double glazing, gas central heating and benefits from south and west facing aspects. Once inside, an entrance hallway has two large storage cupboards, both with power and light and one housing a wall mounted gas boiler, with space and plumbing for a washing machine. An open plan sitting/dining room and kitchen is dual aspect with windows looking west and a pair of patio doors facing south and opening onto a private patio garden. The kitchen area is fitted with a range of units to include a built-in dishwasher, fridge, oven, microwave and gas hob.

There are two bedrooms and a well-appointed bathroom with shower over the bath, built in storage and a heated, tile floor.

The apartment benefits from an enclosed, south facing patio garden with a raised flowerbed and view to Salcombe Hill. The property has a private entrance to the side of the building where there is a storage cupboard belonging to the property along with separate refuse and recycling storage.







The communal grounds surrounding the building are beautifully kept, feature a seating area for residents along with private, numbered parking for each property.

The Heights occupies a convenient situation on a regular bus route and close to Waitrose and a modern Doctor's surgery at Stowbrook Rise. Sidmouth is an unspoilt town on the Jurassic Coast World Heritage Site, with a busy town centre offering numerous independent shops, High Street chains and popular restaurants.

**TENURE** We are advised that the property is Leasehold, held on a term of 999 years from 01.06.2009. No animals can be kept except cats with prior permission. Letting also requires prior permission.

**SERVICE CHARGE** For the period 01/01/25 to 31/12/25 Ground Rent is £150. Service Charge is £1,654.80. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

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

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available with predicted speeds up to 1000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

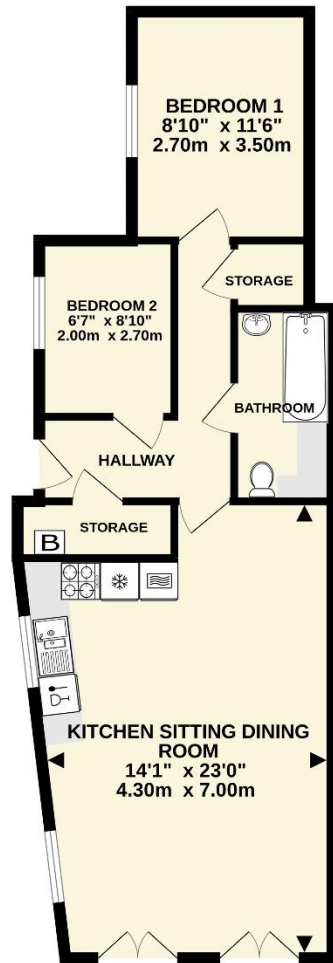
**EPC: B**

**POSSESSION** Vacant possession on completion.

**REF: DHS02500**



GROUND 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.  
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**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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