



KEEP CLEAN  
Litter and graffiti  
are not welcome



HARRISON  
LAVERS &  
POTBURY'S

Clifton Lodge  
2 Clifton Place  
Peak Hill Road  
Sidmouth  
EX10 8RZ

Guide Price  
£1,250,000 FREEHOLD

**A charming, Grade II Listed, thatched house occupying a breathtaking, beach front position and with the rare benefit of a double garage and off-road parking.**

Offered for sale with no ongoing chain, this delightful, Grade II Listed house is understood to have origins dating back to the 18<sup>th</sup> Century. Later alterations to the south facing elevation include three, two storey bay windows and a Regency trellis porch. The thatch was replaced in 2018, there is gas central heating fired by a boiler serviced in July 2025 and the house presents in good decorative order throughout.

Once inside, a spacious entrance hallway features a Minton tile floor and good storage. The utility room provides appliance spaces, with a sink and storage and there is also a cloakroom/WC. The sitting room is a particularly spacious room, the most striking feature being a broad, Inglenook fireplace, currently sealed. A south facing sash bay window looks out to sea. The separate dining room is also an impressive size, it too having a sealed fireplace and south facing bay window. The kitchen is well-appointed with hand crafted units and granite surfaces to include a preparation island. Features include a double bowl Butler's sink, an Aga,





built-in dishwasher and fridge. The kitchen is partially open plan to a breakfast room, having useful fitted storage and another south facing bay window. A door from the kitchen leads down to a cellar, lined with modern block work and housing the gas boiler.

From the entrance hall, two staircases rise to the first floor. The main bedroom is particularly spacious, has fitted wardrobes, an en suite shower room and a bay window with seat taking in near 180° views out to sea and along the esplanade. Bedroom two is at the opposite end of the house, a comfortable double bedroom with built-in wardrobes and a sea facing bay window. Bedroom three is currently arranged as a large, twin room with fitted wardrobes and sea facing bay window. Between bedrooms one and three is a room currently used as a single bedroom but could equally serve as a study. There is built-in storage and an adjoining bathroom. Lastly, adjacent to bedroom two is the main bathroom, having excellent storage and a separate shower cubicle.

A particularly striking feature of the property is a broad, paved garden, screened from neighbours by rendered boundary walls. The garden takes in a fabulous, uninterrupted view across the esplanade and beach, along the Jurassic coastline both east and west and out to sea. A pathway at the foot of the garden leads down to a private, gated access on to The Clifton Walk and beach. A detached double garage measuring 4.7m wide by 5.7m deep and with power and water, along with driveway parking for two cars, belongs to the property and is found a short distance away on Glen Road.



The house stands in a truly breathtaking location within a Conservation Area, just a short walk from the town centre. As such, a broad range of amenities are close by with independent shops, High Street chains and restaurants.





Sidmouth is a popular and unspoilt town on the Jurassic Coast with amenities to include Waitrose, Lidl, regular bus services, an indoor swimming pool, cinema, theatre and 18 hole golf course.

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

**BROADBAND AND MOBILE** Standard and Superfast Broadband are available in the area with estimated download speeds of up to 52 mbps. Good outdoor and in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - February 2026.

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

**POSSESSION** Vacant possession on completion.

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

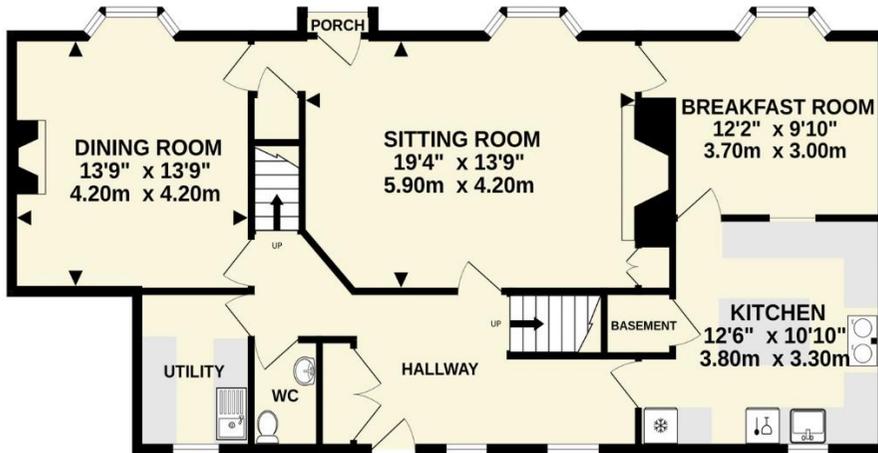
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**VIEWING** Strictly by appointment with the agents.

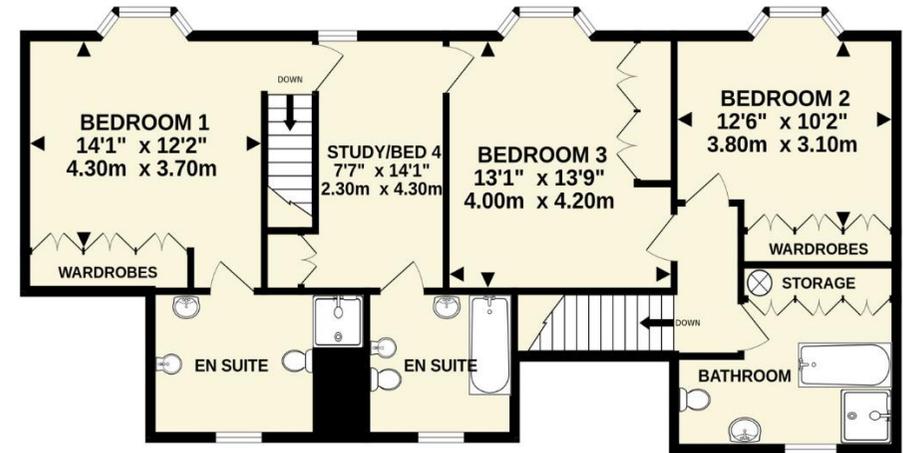


**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to 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.

**GROUND FLOOR**  
1053 sq.ft. (97.8 sq.m.) approx.



**1ST FLOOR**  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2053 sq.ft. (190.7 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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