



HARRISON  
LAVERS &  
POTBURY'S

Flat 2, Applehurst  
Roselands  
Sidmouth  
EX10 8PB

£285,000 FREEHOLD

**A spacious, first floor flat with self contained entrance, offering much potential and off road parking in this popular address, close to the town centre and seafront.**

Offered for sale with no on-going chain, gas central heating and double glazing is this first floor flat, of good proportion, now in need of general modernisation and improvement. From the entrance hall, stairs rise to the first floor and a hallway with a useful utility/storage room that also houses the gas boiler. A spacious, triple aspect sitting room features a bay window, enjoying a south easterly view over the rugby field and beyond to Salcombe Hill. The kitchen/breakfast room is dual aspect, again with a pleasant view over the rugby field and beyond to the Old Chancel and Parish Church. The kitchen is fitted with a range of units, having a built-in oven, electric hob, fridge/freezer and dishwasher.

Bedroom one, again looks south easterly, is of a good size and has generous fitted wardrobes. There is a second double bedroom, bathroom and a separate WC.

The property has no garden to worry about but does benefit from a car port measuring 2.5m wide by 5.8m deep.





Roselands is a popular address, located only a quarter of a mile from the seafront and a third of a mile from Market Square in the town centre. As such, the property is within short walking distance of numerous independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic coast, benefitting from a broad range of amenities that include Waitrose, Lidl, a theatre, cinema and regular bus services to the surrounding area.

**TENURE** We are advised that the property is Freehold.

**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 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

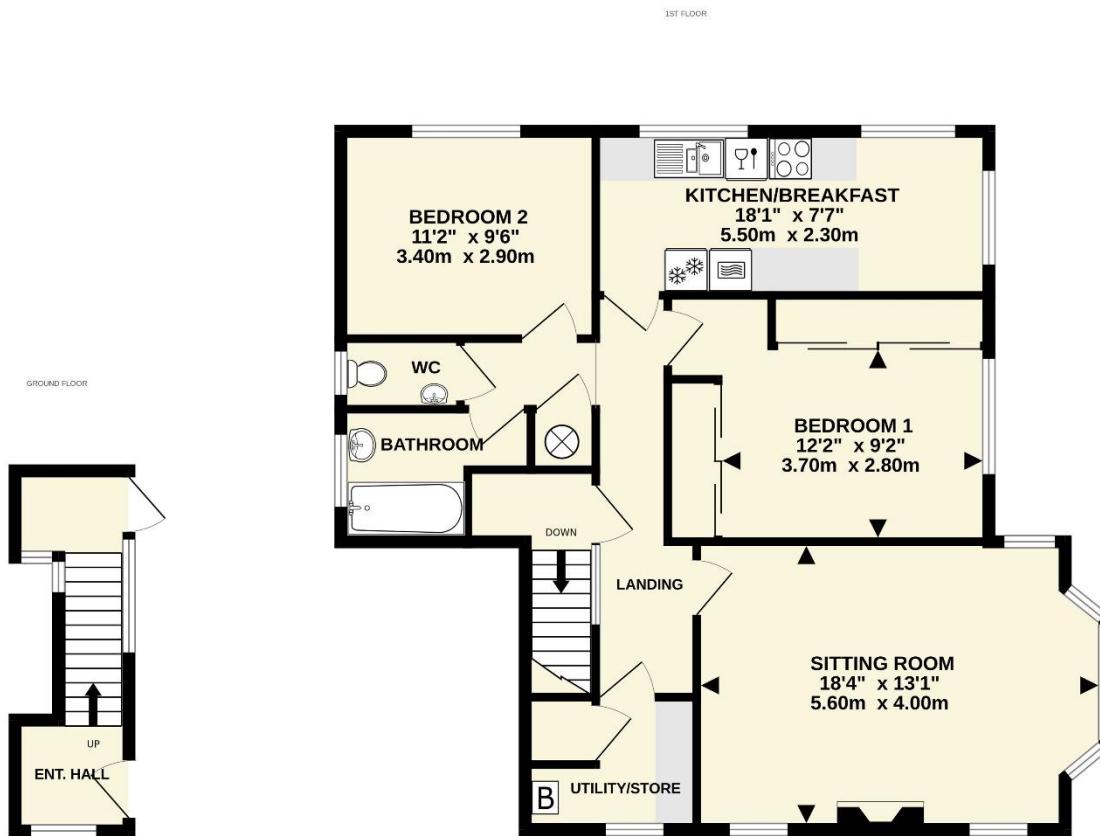
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is D.

**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02535**





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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