



HARRISON
LAVERS &
POTBURY'S

1 Roseland Court
Station Road
Sidmouth
EX10 8PA

£295,000 LEASEHOLD

A ground floor flat with garden, garage and parking, situated just a quarter of a mile from the town centre and seafront.

Offered for sale with no ongoing chain, this ground floor flat forms part of a small development of just four flats, located in a most convenient position on the edge of the town centre. Once inside the accommodation has uPVC double glazing and gas central heating. From the entrance hallway double doors open into the sitting/dining room, which has a front facing window looking south westerly. The separate kitchen is fitted with a range of units to include a built-in oven, grill and electric hob. There is space for a washing machine and a wall mounted gas combination boiler.

Both bedrooms are to the rear of the property looking into the garden. The main bedroom is of a good size with dual aspect windows and a patio door. The second double bedroom has a built-in wardrobe and lastly there is a shower room.

A verandah adjoins the back of the property and leads onto a low maintenance patio garden with flowerbed borders. There is a storage cupboard with cold water tap. To the front is a private off road parking space and single garage, with power, light, cold water tap and connecting door to the hallway.





Roseland Court occupies a most convenient position on the edge of the town centre, just a quarter of a mile from Market Square and the seafront. As such, the property is within easy reach of all town centre amenities and regular bus services. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street, having numerous independent shops, High Street chains and popular restaurants. Sidmouth benefits from wide ranging amenities to include a theatre, cinema, indoor swimming pool, Waitrose, Lidl, modern health centre, beautiful public gardens and historic Regency Esplanade.

TENURE We are advised that the property is leasehold with an equal share of the freehold. The lease term is 999 years from 01.10.2021. Long Term/holiday letting is permitted and the keeping of pets requires prior consent. The building is self-managed by the four owners.

SERVICE CHARGE We are advised the property is liable to pay one quarter of external maintenance bills and buildings insurance.

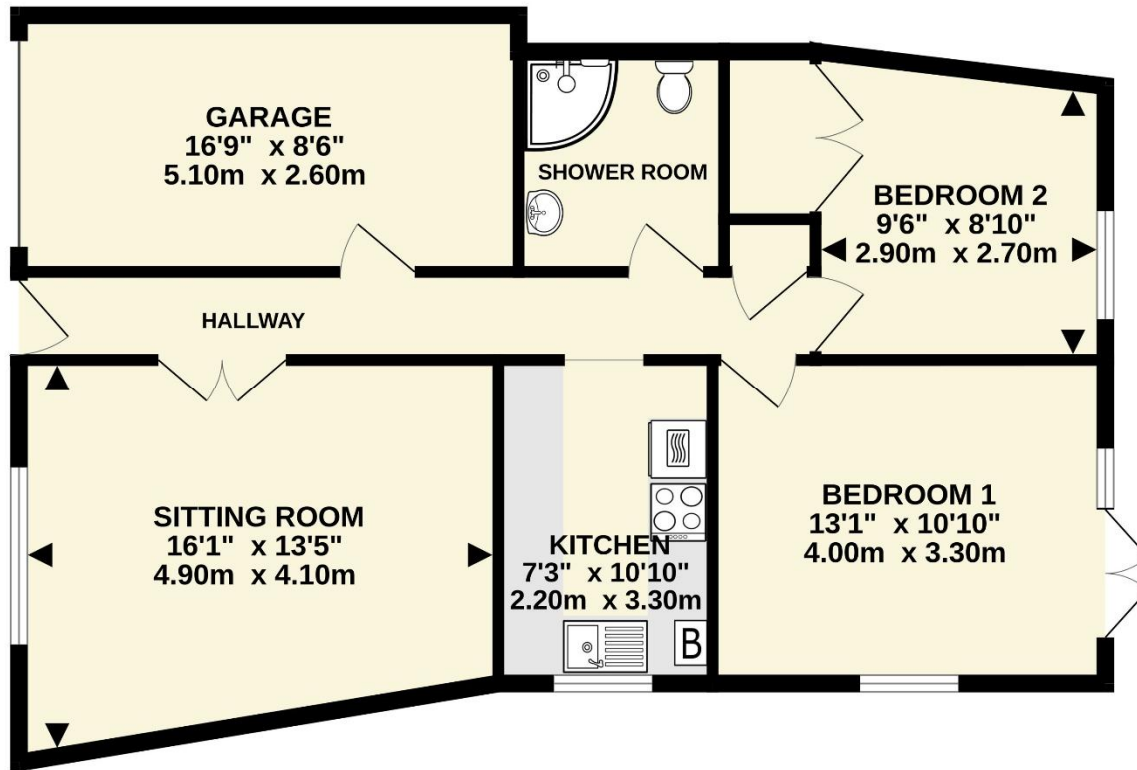
SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - September 2026.

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



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02724

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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