



3 Willoughby House, Sidmouth, Devon

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## A comfortable two bedroom apartment in an impressive period house, with **views across Sidmouth** and out to sea.

### Summary of accommodation

**First Floor:** Sitting room | Kitchen/dining room | Two bedrooms  
Bathroom | Shower room

**Outside:** Garage | Communal gardens

### Distances

Sidmouth town centre 0.8 miles, Honiton mainline station 10.7 miles  
(3 hours to London Waterloo), Exeter Airport 11.8 miles (1 hour to London City Airport), M5 (Jct 30) 13.3 miles, Exeter city centre 15.5 miles  
(All distances and times are approximate)



### Location

The property is in a sought-after position, less than a mile from the centre of sought-after Sidmouth, overlooking the village and with views out to sea.

Sidmouth is a beautiful seaside town, steeped in history, nestled in the hills of Sid Valley and benefits from a wealth of amenities such as the high street shops and various restaurants with a large part forming the Jurassic Coast World Heritage Site. The region is considered an Area of Outstanding Natural Beauty.

Leisure activities on offer include walks along the popular Regency esplanade, the 250-million-year-old Jurassic Coast, cycling and various leisure centres. Its position on the English Channel offers sailing opportunities and other water sports, idea for the summer months.

Sidmouth is well connected and lies only 10 miles from Exmouth and 14 miles east of Exeter, which provides direct rail connections to London via its four mainline train stations and convenient road links. There are also regular bus services to the surrounding area.

The region boasts plenty of excellent educational facilities within 5 miles of the property such as Sidmouth College and the independent St. John's School.

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### The property

This well-presented apartment is located on the first floor of a handsome period house. With splendid gardens and an elevated position taking in stunning sea views, the apartment provides a peaceful, relaxed setting, as well as comfortable accommodation with plenty of natural light throughout.

The main reception room is the generous sitting room, which has a tall bay window with far-reaching views across Sidmouth and out to sea. There are high ceilings, attractive cornicing and picture rails, as well as a fireplace.







Additionally, the apartment offers a well-proportioned kitchen and dining room with fitted units to base and wall level, as well as integrated appliances, including an oven hob and dishwasher. The kitchen also includes space for a family-sized dining table.

The two double bedrooms are on the ground level, with the large bedroom featuring a bay window and its own washbasin. The apartment also has a family bathroom and an additional shower room.

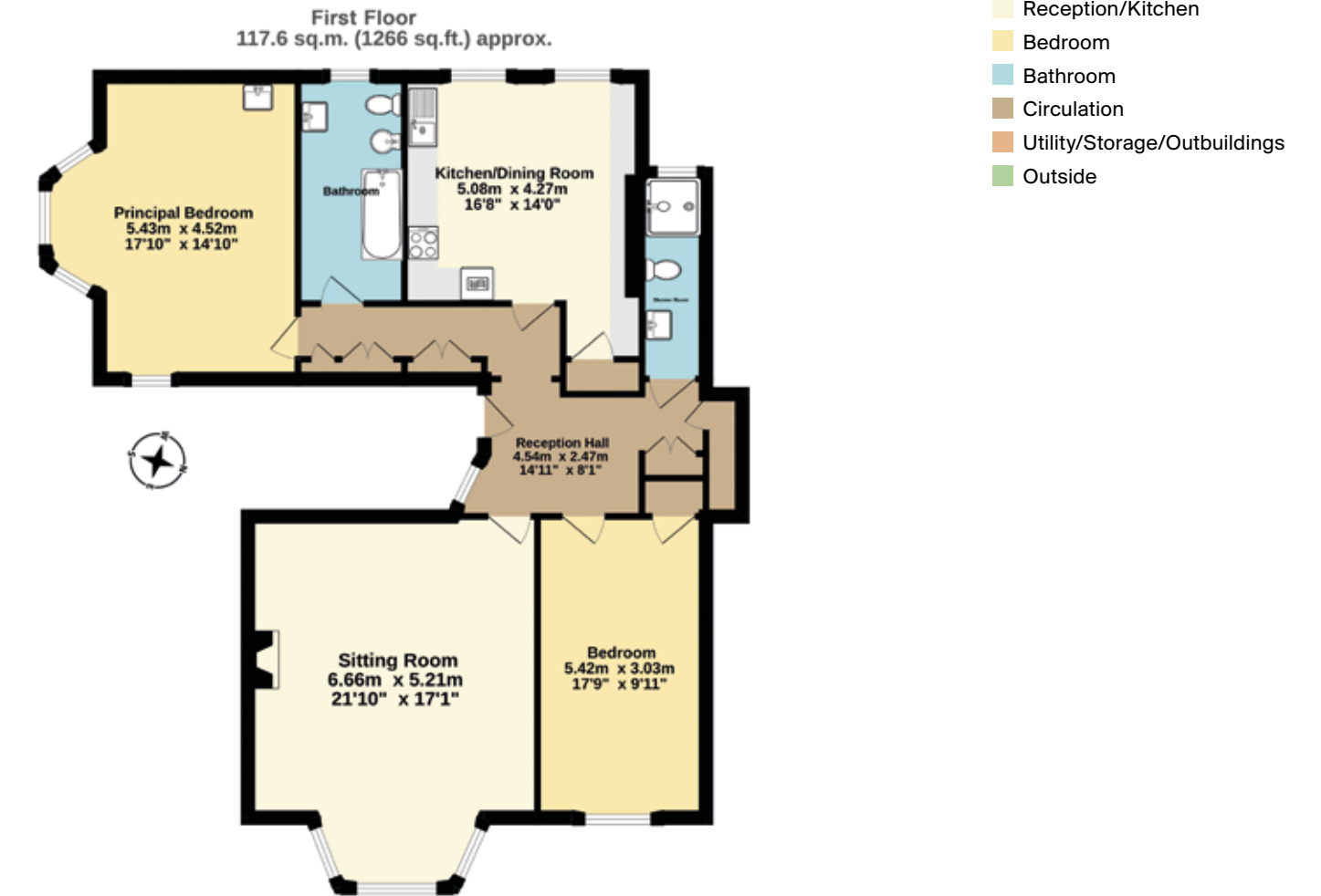
## Garden and Grounds

The house is set in beautiful communal gardens, which feature terraced lawns extending to more than 200 ft, seating areas to take in the beautiful views and various shrubs, mature trees and border hedgerows. Beyond the gardens there is peaceful woodland owned by the National Trust and through which runs the South West Coast Path. Access is via a tarmac driveway, which leads to the garaging block and plenty of parking space at the side of the house.



### Approximate Gross Internal Floor Area 117.6 sq m (1266 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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