# Clifton Lodge

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LIFEGUARDS
SLOW

# Clifton Lodge, 2 Clifton Place

Peak Hill Road, Sidmouth, , EX10 8RZ

What3Words: ///cooks.hype.pumps

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An elegant Grade II Listed coastal residence, offering beautifully presented accommodation, exceptional sea views, private beach access and a detached double garage

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- No Onward Chain
- Panoramic Sea Views
- Four bedrooms
- Character Features
- Detached double garage
- Grade II Listed
- Private beach access
- Three reception rooms
- Conservation Area
- Driveway parking

## Guide Price £1,250,000


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## SITUATION

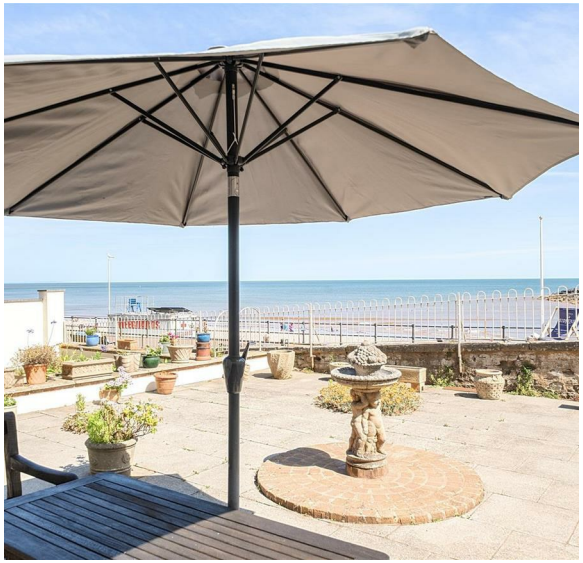
Occupying a superb position within Sidmouth's sought-after Conservation Area, the property enjoys the rare benefit of being just a short walk from the town centre, esplanade and beaches. Sidmouth is one of East Devon's most desirable coastal towns, renowned for its Regency architecture, attractive public gardens and vibrant community. The town offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, together with a wide range of recreational facilities including a golf course, sailing club, cricket club, tennis and croquet clubs, and a swimming pool. Set within the East Devon National Landscape and forming part of the Jurassic Coast World Heritage Site, the surrounding coastline and countryside provide exceptional opportunities for walking and outdoor pursuits.

## DESCRIPTION

Offered for sale with no onward chain, this elegant Grade II Listed residence is understood to date from the 18th Century, with later Regency additions creating the attractive south-facing façade, complete with three two-storey bay windows and a trellis porch. The property has been well maintained, with the thatched roof replaced in 2018, gas-fired central heating and beautifully presented accommodation throughout.

The welcoming entrance hall retains its original Minton tiled floor and provides useful storage, together with access to a utility room and cloakroom. The generous sitting room is centred around an impressive inglenook fireplace and enjoys a south-facing bay window with delightful sea views. The separate dining room is equally well proportioned, featuring a character fireplace and a further bay window. The bespoke kitchen is fitted with handcrafted units, granite worktops, a central island, Aga and integrated appliances, flowing into a bright breakfast room with fitted storage. A useful cellar, housing the gas-fired boiler, is accessed from the kitchen.

Two staircases rise to the first floor. The principal bedroom is particularly spacious, benefitting from fitted wardrobes, an en suite shower room and a bay window with panoramic views across the sea and along the esplanade. There are two further generous double bedrooms, both with fitted wardrobes and sea-facing bay windows, together with a fourth bedroom, currently arranged as a single room but equally suited as a study. Two well-appointed bath/shower rooms complete the accommodation.



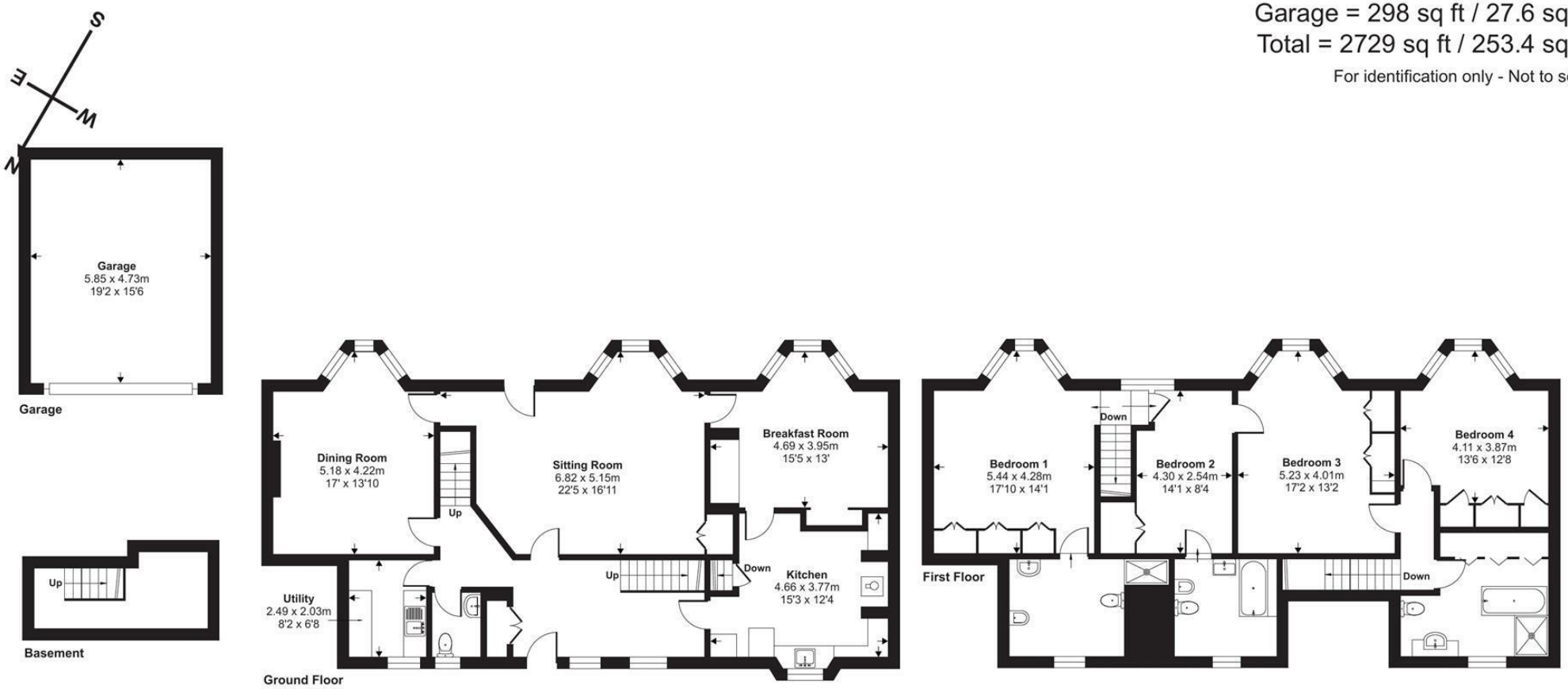
## OUTSIDE

The gardens are a particular highlight of the property, with a broad paved terrace enclosed by attractive rendered boundary walls, creating a private setting from which to enjoy the outstanding coastal outlook. The uninterrupted views extend across the esplanade and beach, along the Jurassic Coast in both directions and out to sea. A pathway at the foot of the garden provides private gated access directly onto The Clifton Walk and the beach. The property also benefits from a detached double garage with power and water, together with driveway parking for two vehicles, situated a short distance away on Glen Road.

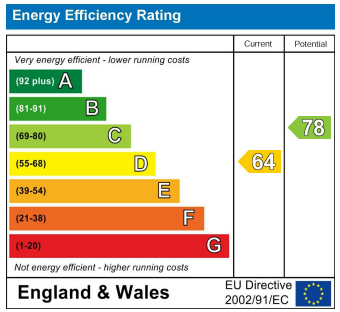
## SERVICES

All mains services connected. Gas central heating.
Superfast broadband available. Good indoor and outdoor mobile signal with all major networks (Ofcom, 2026).
Tenure: Freehold
Council Tax: Band G

Approximate Area = 2431 sq ft / 225.8 sq m
Garage = 298 sq ft / 27.6 sq m
Total = 2729 sq ft / 253.4 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1482397

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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