

FORTNAM SMITH & BANWELL



SECOND FLOOR APARTMENT

TWO DOUBLE BEDROOMS

PARKING & GARAGE

EXCELLENT LOCATION CLOSE TO TOWN

SEA & COASTAL VIEWS

COMMUNAL GARDENS



7 Lewesdon Court, Silver Street, Lyme Regis, Dorset, DT7 3HU

£245,000

A well presented, spacious second floor flat close to the town centre and with views to the sea and coastline.



A purpose built, second floor, self contained flat built of traditional cavity wall construction under a tiled roof. The accommodation which has been well maintained by the current owner, benefits from double glazed windows, Rointe electric radiators, lounge, kitchen benefitting from sea and coastal views, two double bedrooms with fitted wardrobes, bathroom, garage and communal gardens. The property is conveniently situated just off the town centre only a few minutes walk to town.

Lyme Regis is famed for its many historic connections and character buildings and of course, for its well known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require. In addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club. The whole coastline with Lyme Regis and Charmouth at its centre has been designated a World Heritage Site commonly known as the Jurassic Coast. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 3/4 hours). Taunton and town of Dorchester is a similar distance. Locally there are primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



The accommodation with approximate measurements comprises

Communal Entrance Hall

Door to:

Entrance Hall

Rointe electric radiator. Cloaks cupboard with electric meter. Loft access via folding ladder. Airing cupboard with Rointe unvented water heater. Glazed door to:

Lounge 18' 5" x 11' 5" (5.61m x 3.48m)

2 Rointe electric radiators. Dual aspect windows with views along the coast to the sea. Tv arial point. Large serving hatch with rounded edge laminated work surfaces to:

Kitchen 12' 0" x 7' 9" (3.65m x 2.36m)

One and a half bowl stainless steel inset sink unit with cupboards below. Range of wall and base cupboard units. Rounded edge laminated worktops with ceramic tiled splashbacks. Four ring electric Caple hob with built-in electric oven below. Dual aspect windows with views to the sea and coastline. Breakfast bar. Shelved storage cupboard. Electric panel heater.

Bedroom 1 14' 6" x 10' 4" (4.42m x 3.15m)

Window with views to Timber Hill, the sea and coastline. Rointe electric radiator. Built-in wardrobe with 2 sliding doors.

Bedroom 2 11' 9" x 9' 10" (3.58m x 2.99m)

Window to side. Rointe electric radiator. Built-in wardrobe with 2 sliding doors.

Bathroom

Window with views to Timber Hill, the sea and coastline. Walk-in shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Fully tiled walls.

Outside

Single garage, communal drying area, undercover dustbin area and communal gardens.

Tenure

The property is held on a lease (199 years from 2002) with the Freehold interest held by a management company (Lewsedon Court (Maintenance) Ltd.) and each flat owner is an equal shareholder in the company. The current service charge is £1440 per annum as of 2024.

Services

Mains electricity, metered water and drainage.

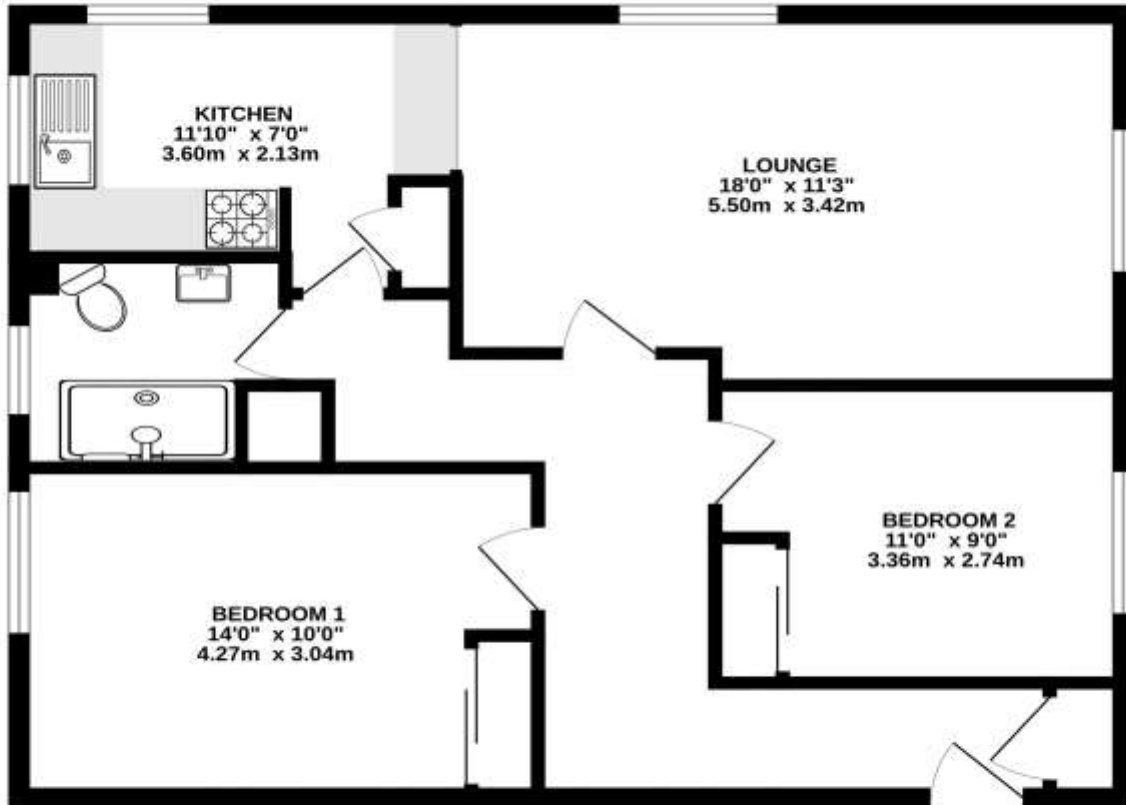
Local Authority

Dorset County Council. Tax band C. EPC rating D.

Agents Note

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, photographs and floor plans are provided for guidance only.

SECOND FLOOR



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The agent has not tested any apparatus, equipment, fixtures and 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 or surveyor. References to the tenure 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 are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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