



Silver Street, Lyme Regis  
£260,000

FORTNAM  
SMITH & BANWELL



# 11 Lewesdon Court

£260,000

**First Floor Apartment ~ Two Double Bedrooms ~ Prime Location Near Town ~ Spacious Lounge/Diner with Balcony ~ Communal Gardens and Garage**

## The Property

A light and airy two-bedroom purpose built first floor apartment, ideally located near local amenities, beautiful beaches and the town centre, providing the perfect mix of comfort and convenience.

This two-bedroom apartment with double glazing, electric radiators and new carpet throughout is accessed via communal entrance door with a flight of stairs to a new fire door into the entrance hallway with a useful storage cupboard and airing cupboard.

The spacious dual aspect Lounge/Diner has a TV point and sliding door leading to the balcony that provides an excellent outside space to take in some sunshine with wrought iron railings.

The kitchen is fitted with a range of modern white base cupboard and drawer units with matching wall cupboards and wall trim. Roll edge





laminated work surfaces with inset sink and drainer. Red tiled surrounds. Inset four ring hob and integral oven. Built-in appliances include a dishwasher and fridge/freezer. The washing machine/dryer is included in the sale.

There are two generously sized bedrooms, each with fitted double wardrobes. A well-appointed bathroom completes the accommodation, featuring a bath, WC, wash hand basin and stylish vanity unit.

### Outside

The property benefits from a garage, communal drying area, undercover dustbin area, communal gardens and limited visitor parking.

### Material information & 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.

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Share Of Freehold

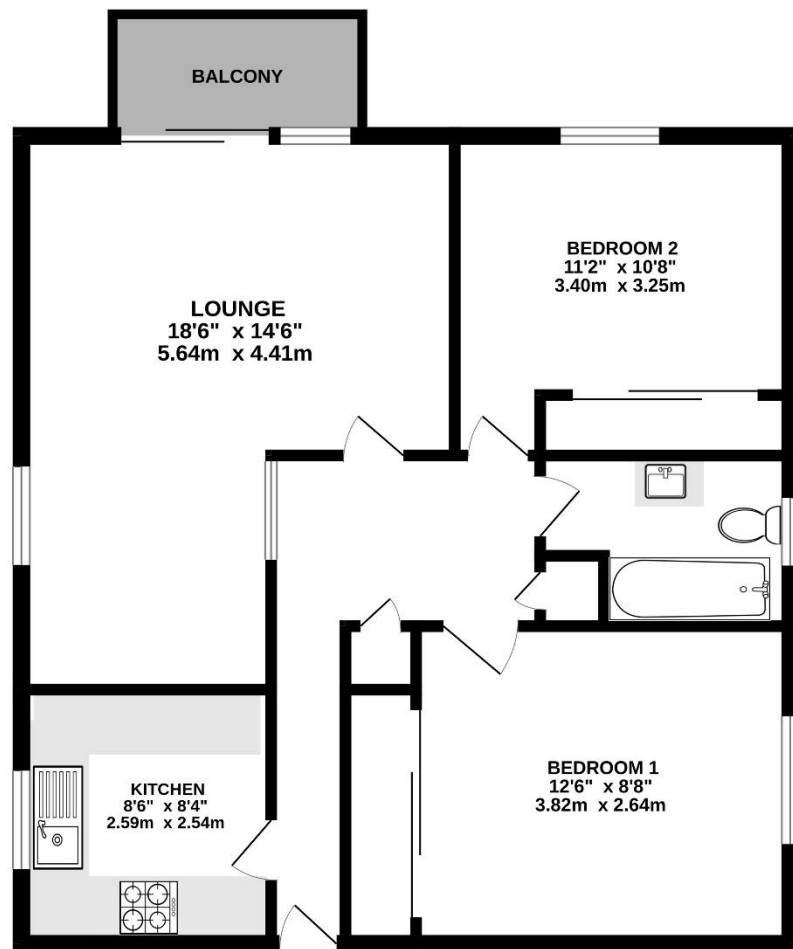
### Services

We are advised all mains services are connected apart from Gas. Electric heaters.

This beautifully presented apartment offers the perfect combination of comfort, convenience, and coastal living. Book a viewing today!



FIRST FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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