



West Hill Road, Lyme Regis  
£350,000

FORTNAM  
SMITH & BANWELL



# 5 Buckfields

£350,000

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

## The Property

Buckfields is a purpose-built block of 14 high quality one-, two- and three-bedroom apartments built in 2007. The current owners have secured the freehold and all the properties own an equal share and benefit from a 999 year lease. It is located in an elevated position close to the town and beaches, with secure parking, landscaped communal gardens and seating areas.

Flat 5 is a very well presented first floor two bedroom property with a light, spacious open plan living area. Far reaching views from the balcony accessed from double doors off of the lounge area over the town and along the coast towards Charmouth.

A quality kitchen fitted with tiled splashbacks and a range of wood base cupboard and drawer units with matching wall cupboards. Laminate worksurface with tiled surrounds and two inset contemporary sinks. Integrated appliances include: induction hob, oven and extractor above,





dishwasher and appliance space for a stand up fridge/freezer.

The two bedrooms are both comfortable doubles with sea glimpses and fitted wardrobes. Bathroom fitted with a white suite features a walk in shower with glass screen. WC. Heated towel rail. Wash hand basin and vanity unit.

### Outside

The property is accessed via remote gates that opens into a large parking and turning area with an allocated parking space conveniently located beside the entrance with further residents and visitor spaces close by. With well maintained, landscaped communal gardens that take in the far-reaching views that can be enjoyed from the many seating areas.

### Material information & Tenure

The property is held on a lease (999 years from 2012) with the Freehold interest held by a management company (Buckfields Lyme Regis Management Limited) and each flat owner is an equal shareholder in the company. The current service charge is £2,025.80 per annum as of 2025.

Holiday letting is permitted and the property currently operates as a successful holiday let through Lyme Bay Holidays.

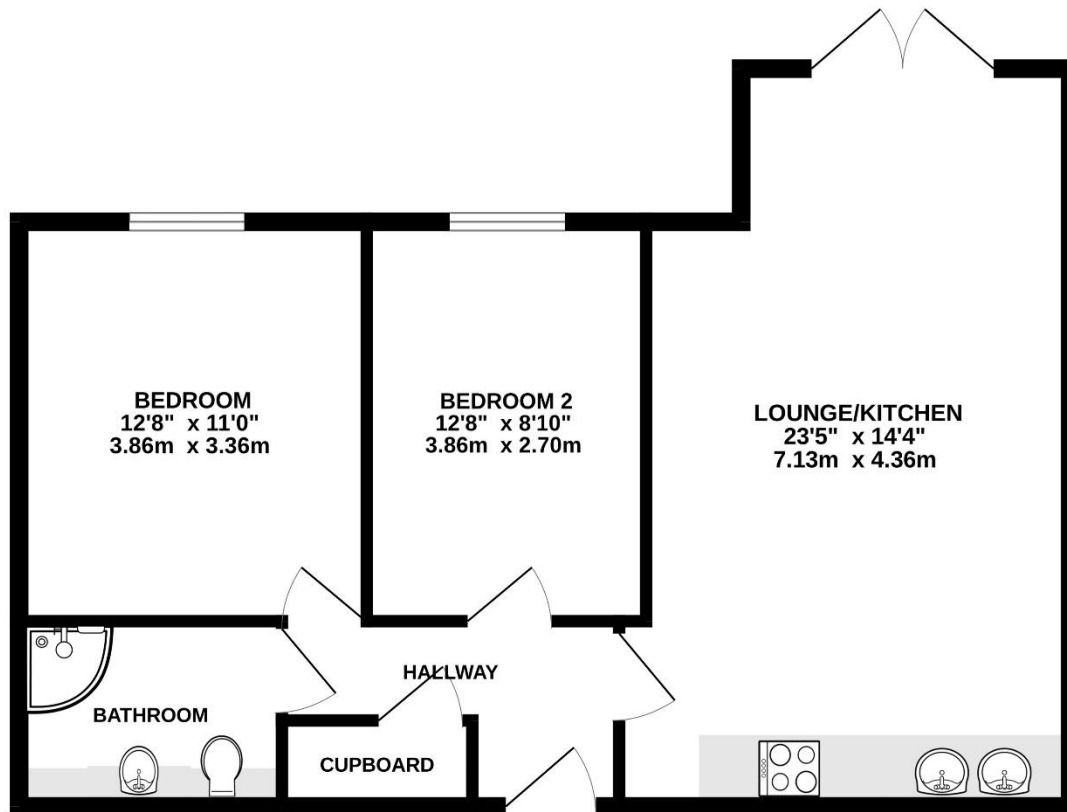
Local Authority: Dorset Council  
Council Tax Band: Business Rates  
Tenure: Share Of Freehold

### Services

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



## GROUND FLOOR



BUCKFIELDS

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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