



Clappentail Lane, Lyme Regis  
£129,000

FORTNAM  
SMITH & BANWELL



# 5 Chideock Court

£129,000

**First Floor Apartment ~ Well Presented ~ Great Location  
Close To Town ~ Communal Gardens ~ Residents & Visitor Parking ~ No Onward Chain**

## The Property

A light and airy purpose built first floor studio apartment, ideally located near local amenities, beautiful beaches and the town centre.

5 Chideock Court is a purpose-built first floor flat, constructed in the early 1970's, pleasantly situated in a small quiet cul-de-sac location on the western side of the famous coastal resort of Lyme Regis. The apartments have attractive communal gardens with both residents and visitor parking and an enclosed drying area. A private pathway leads through the grounds onto Uplyme Road and onwards to the town centre. The property would be ideal for first-time buyers, or would make an excellent second home. Facing south east towards the sea and overlooking the communal garden area, the flat is quiet and peaceful

The front door leads into the entrance hall with a cupboard and intercom phone for the communal entrance door. The hallway is fitted with a further large cupboard and fitted slimline electric heater . The sitting room/bedroom has double glazed sliding doors looking towards Lyme Bay with glimpses of the sea in the distance. There is a fitted electric heater and a built





in airing cupboard off the sitting room/bedroom, housing the hot water tank.

The kitchen is fitted with a range of white units comprising base cupboards and drawers with matching wall cupboards, built in electric oven and induction hob with extractor hood and light above. Roll edge work surfaces have tiled splashbacks and an inset stainless-steel sink/drain. Appliance space for washing machine, fridge and separate freezer, large larder cupboard. Double glazed window to side. A larder cupboard completes the kitchen.

The bathroom has a White suite with wood panelled bath and Mira shower above, glass shower screen, low level WC, pedestal wash hand basin, with mirror and light/shaver socket above. Tiled walls, heated towel rail and wall mounted Dimplex heater. Extractor fan and bathroom cabinet.

#### Outside

The property benefits from communal drying area, bin area, communal gardens and visitor parking.

There is also an internal storage room on the lower ground floor for Chideock Court.

#### Material information & Tenure

The property is held on a lease (999 years from 1983) with the Freehold interest held by a management company (Clappentail Estates Ltd) and each flat owner is an equal shareholder in the company. The current service charge is £1,440.00 per annum as of 2024.

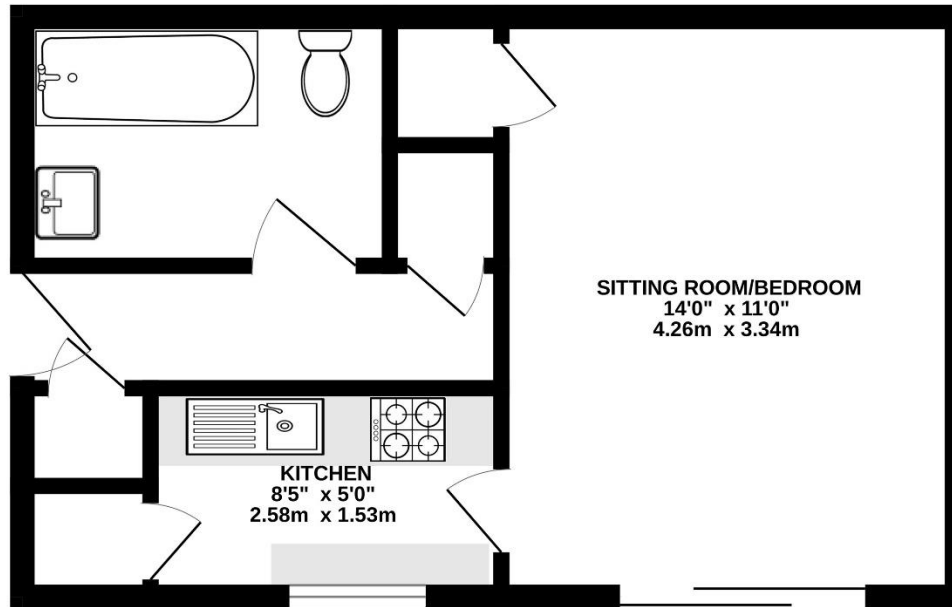
Local Authority: Dorset Council  
Council Tax Band: A  
Tenure: Leasehold

#### Services

We are advised mains services are water, drainage and electricity. No Gas.



FIRST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 315 sq.ft. (29.2 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             |         | 71 C      |
| 55-68 | D             | 63 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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