



Silver Street, Lyme Regis
£260,000

FORTNAM
SMITH & BANWELL

4 Lewesdon Court

£260,000

**First Floor Apartment ~
Two Bedrooms ~ Two
Bathrooms ~ Open Plan
Kitchen ~ Living & Dining
Room ~ Prime Location
Near Town ~ Communal
Gardens**

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, fitted with a phone land line, 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 open plan Kitchen, Living and Dining Room offers ample space with triple aspect windows offering views across Lyme Regis and bringing plenty of light into each area.

The kitchen is fitted with a range of modern cupboard and drawer units with matching wall



cupboards and trim. Roll edge laminate work surfaces with inset sink and drainer. Inset ceramic hob and integral oven. Built-in appliances include an integrated dishwasher, washing machine and fridge/freezer. One cupboard also houses the hot water cylinder.

There are two generously sized bedrooms, one with the added benefit of a modern Ensuite Bathroom with shower above the bath, WC, electric towel radiators and basin set into a modern unit. A well-appointed, shower room completes the accommodation, with large shower cubicle, WC, wash hand basin, electric towel radiators and stylish vanity unit. Number 4 is the only flat within the development to benefit from two bathrooms.

Outside

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

Material information & Tenure

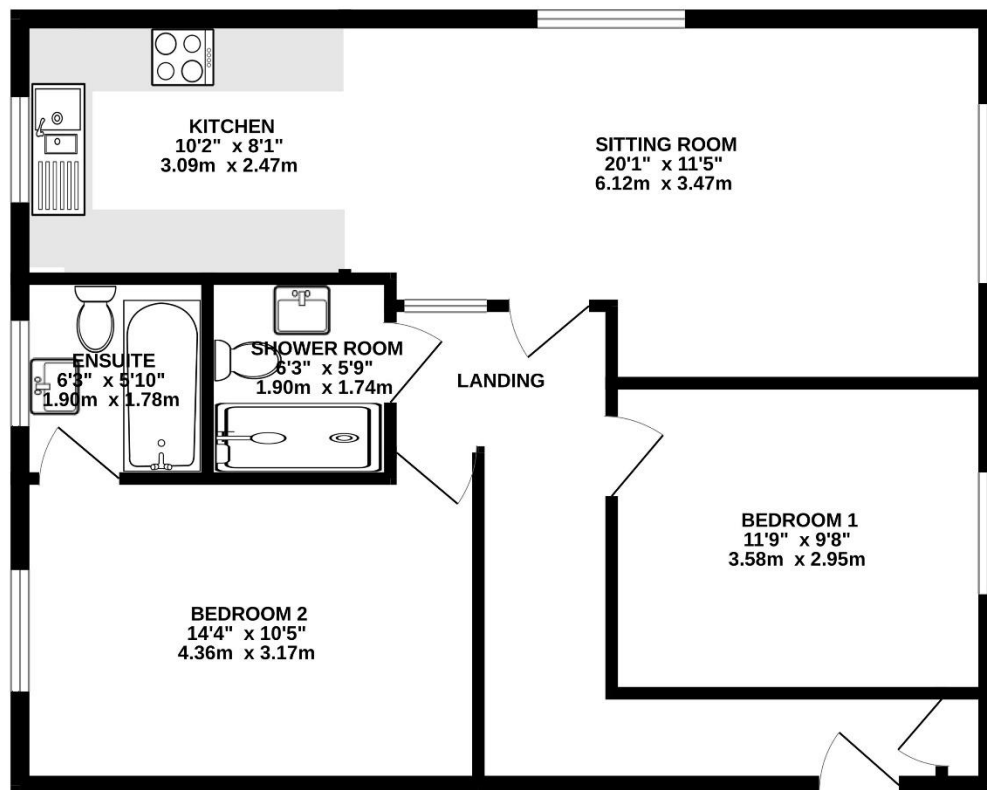
The property is held on a lease (199 years from 2002) with the Freehold interest held by a management company (Lewsedon Court (Maintenance) Ltd.) and each flat owner is an equal shareholder in the company. The current service charge is £1440 per annum as of 2024. Local Authority: Dorset Council Council Tax Band: C Tenure: Share Of Freehold

Services

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



FIRST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 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		83 B
69-80	C	69 C	
55-68	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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