



Haye Lane, Lyme Regis  
£250,000

FORTNAM  
SMITH & BANWELL



# 15 Hayes Court

£250,000

**Convenient Location ~  
Lounge/Diner with Balcony ~  
Two/Three Bedrooms ~  
Master Bedroom Ensuite ~  
Garage & Communal Gardens  
~ No Onward Chain**

## The Property

Flat 15 Hayes Court is a first floor apartment set within a purpose built block and shares its access with only one other apartment. The property has been well maintained and improved by the current owners and is located just a short walk away from the town centre, seafront and beaches.

The property is accessed via a shared entrance into a communal hall. Stairs up lead to the front door and entrance hall with loft access and two large cupboards one containing consumer unit.

The lounge is the feature room of the property with patio doors that opens onto a balcony offering a pleasant outlook over the town. A further window to side, fireplace with coal effect electric fire and serving hatch into the kitchen. Fitted with a range of cream fronted wall and floor mounted units. Roll edge work surface with tiled splash backs. Inset one and a half bowl





stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Space and connection for cooker with hood above.

There are two bedrooms both benefitting from windows looking out over the town with the master benefitting from an ensuite shower room with white suite including: Corner shower cubicle with glass side screen and bi fold door. Electric shower. WC. Basin with storage unit below. There is an office/third single bedroom that is a useful space. A family shower room completes the internal accommodation comprising: Obscure window to side aspect. Corner shower with screen and sliding doors. Pedestal wash hand basin. WC. Heated towel rail. Half tiled walls.

### 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 (999 years) with the Freehold interest held by a management company (Hayes Court Ltd) and each flat owner is an equal shareholder in the company. The current service charge is £600 per annum as of 2024.

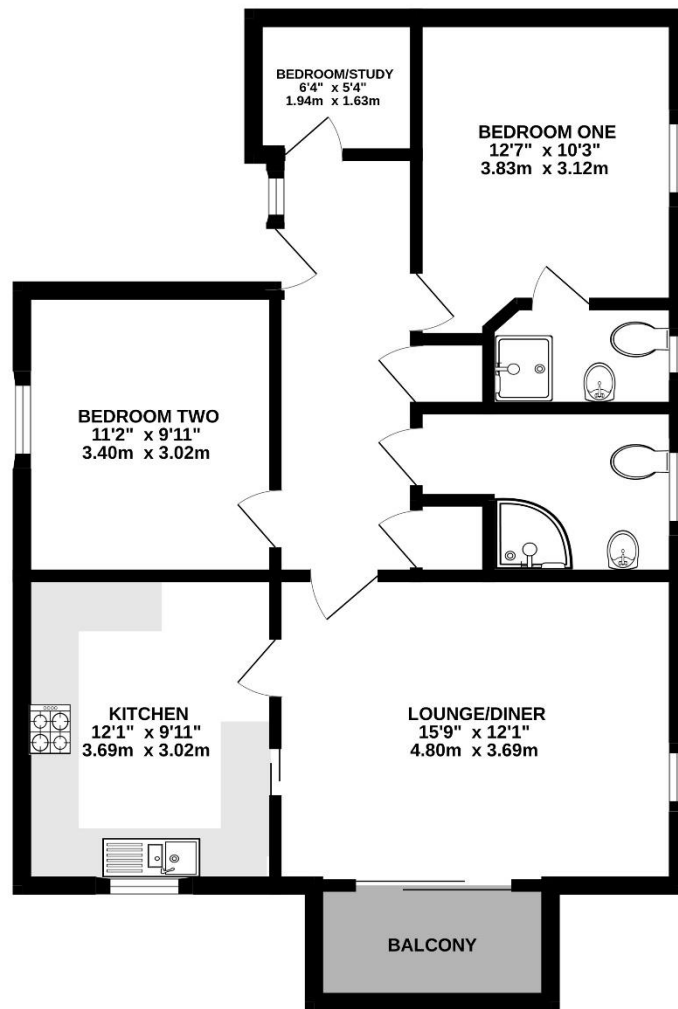
Local Authority: Dorset Council  
Council Tax Band: C  
Tenure: Share Of Freehold

### Services

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



FIRST FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.5 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	72 C	74 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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