



Fairfield Park, Lyme Regis
£275,000

FORTNAM
SMITH & BANWELL

48 Charmouth Court

£275,000

**Ground Floor Apartment ~
Two Double Bedrooms ~ Sea
& Coastal Views ~ Beautifully
Maintained ~ Spacious Lounge
with Balcony ~ Communal
Gardens and Garage**

The Property

A light and airy two-bedroom purpose-built ground floor apartment, located on the Western side of Lyme Regis featuring a balcony with lovely sea views, beautifully maintained meaning no work would need doing for a future buyer and the property includes a garage.

This two-bedroom apartment with double glazing, gas central heating and is accessed via communal entrance door with a flight of stairs down to a new fire door into the entrance hallway with hanging space for coats.

The spacious Lounge includes engineered Oak flooring, a TV point and sliding doors leading to the balcony that provides an excellent outside space to take in stunning views of the sea and glimpses of the Cobb Harbour.

The kitchen is fitted with a range of modern white base cupboard and drawer units with



matching wall cupboards and wall trim. Roll edge laminate work surfaces with inset sink and drainer. 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, with the main bedroom benefitting from fitted double wardrobes and glorious views of the sea. A well-appointed bathroom completes the accommodation with a modern white suite featuring a walk in shower with glass screen, WC, wash hand basin, heated towel rail, stylish vanity unit and tiled surrounds.

Outside

The property benefits lawned and planted communal gardens that provide sunny and peaceful seating area with lovely views. The apartment benefits from having a garage and additional parking space.

Material information & Tenure

The property is held on a lease (999 years) with the Freehold interest held by a management company (Fairfield Park Management (No 3) Ltd) and each flat owner is an equal shareholder in the company. The current service charge is £1440.00 per annum as of 2024.

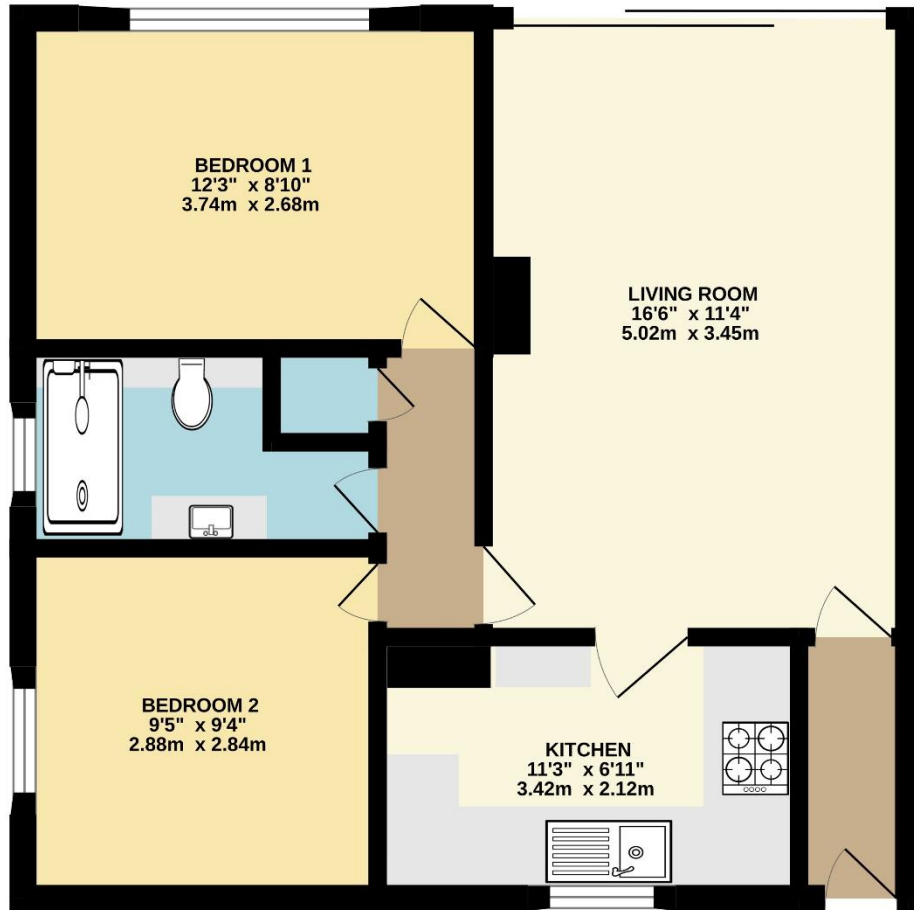
Local Authority: Dorset Council
Council Tax Band: B
Tenure: Share Of Freehold

Services

We are advised all mains services are connected.



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.8 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.

**FORTNAM
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