



Charmouth Road, Lyme Regis
£220,000

FORTNAM
SMITH & BANWELL

28 Summerhill House

£220,000

**Third Floor Penthouse
Apartment ~ Two Double
Bedrooms (One Ensuite) ~
Prime Location Near Town ~
Spacious Lounge/Diner ~
Excellent Sea & Coastal
Views ~ No Onward Chain**

The Property

A light and airy two-bedroom purpose built third floor penthouse apartment, ideally located on the Eastern side of Lyme Regis, only a short walk to local amenities, beautiful beaches and the town centre, providing the perfect mix of comfort and convenience.

This two-bedroom apartment with double glazing and gas central heating throughout is accessed via communal entrance door with stairs or a lift to the entrance door into the entrance hallway with a useful airing cupboard housing the hot water tank and plumbing for a washing machine.

The spacious dual aspect Lounge/Diner has excellent views of the sea and the Jurassic coastline.

The kitchen is fitted with a range of wood base cupboard and drawer units with matching wall cupboards and wall trim. Roll edge laminate work surfaces with inset sink and drainer. Tiled



surrounds. Inset four ring gas hob with integral oven below and extractor above. Built-in fridge/freezer. Wall mounted has combi boiler.

There are two generously sized bedrooms, with the master benefitting from an ensuite bathroom with coloured suite comprising: Bath, WC, wash hand basin and vanity unit. A well-appointed shower room completes the accommodation, featuring a corner shower cubicle, WC, wash hand basin and vanity unit.

Outside

A communal driveway with shrub borders provides access to both visitor parking and allocated parking for residents with each apartment having its own numbered space.

The communal gardens are landscaped and surround the development. They are mainly laid to lawn with well stocked flower and shrub beds and a number of small trees. There are paved patio areas and also a communal dustbin store.

Material information & Tenure

The property is held under a 999 year lease from 1990 with residents owning a share of the freehold. Service charge is currently £180 pcm. No holiday or shorthold letting permitted.

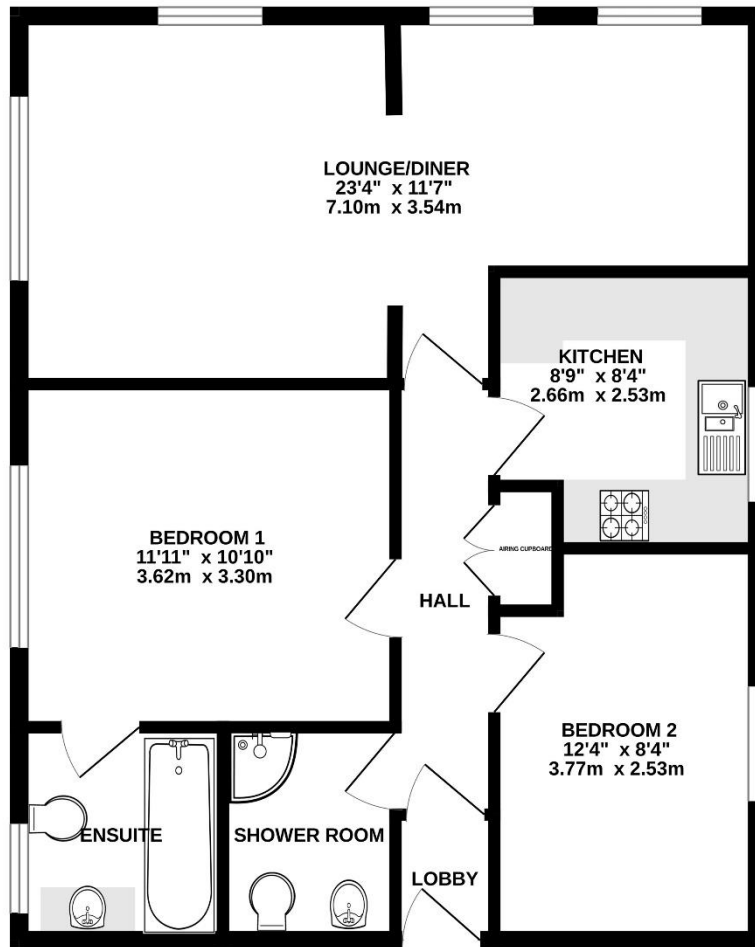
Local Authority: Dorset Council
Council Tax Band: D
Tenure: Share Of Freehold

Services

We are advised all mains services are connected.



THIRD FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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	74 C	77 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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