



Symonds
& Sampson

Flat 14, Summerhill House

Charmouth Road, Lyme Regis, Dorset

Flat 14, Summerhill

House

Charmouth Road
Lyme Regis
Dorset DT7 3DW

Delightful two bedroom ground floor apartment with views of Lyme Regis, within easy reach of the seafront and town amenities.



- Popular seaside town
- South west facing private patio and communal gardens
 - Allocated parking space plus visitor parking
 - Views over Lyme Regis

Guide Price **£275,000**

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This lovely ground floor apartment is ideally located within a short walk to the beach and shops. The living room and principal bedroom benefit from views of the Lyme Regis town roofscape.

ACCOMMODATION

The apartment is simply laid out with a small lobby area leading to a hallway running through the centre, with a spacious living room at the far end. This room has a dining area to the left, with plenty of space for a dining table and chairs, and a seating area to the right, with double sliding doors leading to a private patio enclosed by railings, beyond which is the shared communal garden area with views over the rooftops of Lyme Regis town.

On the left hand side of the hallway, overlooking the front of the property is a double bedroom, a large airing/storage cupboard housing the boiler and a washing machine, and a kitchen with fitted units and a freestanding gas cooker. On the right hand side of the property is a separate shower room with shower cubicle, WC and pedestal basin, and the main double bedroom with an ensuite bathroom comprising a bath, WC and pedestal basin, and double sliding doors opening out onto the private patio area. The property is in good decorative order throughout and has recently had a new combi boiler installed. The ensuite bathroom is about to be updated with a walk-in shower.

The phone to allow access to visitors via the entry phone system is located in the hallway.

OUTSIDE

The apartment is accessed from the front of the building through a main security door, via an entry phone system. There is then a short flight of stairs down to the front door. There is a communal luggage store under this flight of stairs to the left of the front door. The communal gardens are accessed via a shared path to the left of the building. The apartment has an allocated parking space in the car park at the front of the building, along with visitor parking spaces.

SITUATION

Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, convenience stores and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs.

DIRECTIONS

What3words:///skimmers.imprints.telephone

SERVICES

Mains water, drainage and electric. Gas fired central heating.

Broadband - Ultrafast speed available.

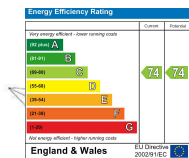
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>).

Council Tax Band: C (Dorset Council - 01305 251010)
EPC: C

MATERIAL INFORMATION

Service charge is £3,840.00 pa. Private residential purposes only, no sub-letting. 964 years remaining on the lease.





Charmouth Road, Lyme Regis

Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1353871



Bridport/DME/13092025



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT