



Symonds
& Sampson

15 Summerhill Road
Lyme Regis, Dorset

15 Summerhill

Road

Lyme Regis
Dorset DT7 3DT

A fantastic first floor two-bedroom flat with a modern kitchen and shower room. Front and rear garden areas, and sea views to the front aspect.



- First floor flat
- Sea views
- Garden area
- No onward chain

Guide Price **£185,000**

Leasehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

An ex-local authority, light and airy two-bedroom flat with views over the town towards the sea from the spacious dual aspect living room. The property comes to the market with No Onward Chain.

ACCOMMODATION

This first-floor flat is situated within a block of just four properties built by the local authority and would now benefit from some redecoration and central heating. The property is accessed through a uPVC door with a staircase rising up to the landing with loft access. To the front elevation is the sitting room and a bedroom with wonderful sea views. The kitchen, which is located to the rear aspect features a wide range of wall and base units with ample space for appliances. Also to the rear of the apartment is a good-sized double bedroom and an up-to-date modern shower room. The property also includes extensive double-glazed windows.

OUTSIDE

From the roadside a pathway with steps leads up to the flat and around to the side where you can then access a dedicated garden area belonging to number 15. There is also an area directly in front of the block to the right-hand side of the pathway that also belongs to the flat.

LOCAL AUTHORITY

West Dorset District Council - Tel: 01305 251010
Council Tax Band A

SITUATION

The property is situated just under a mile from the beautiful Lyme Bay and its beaches and is set in a cul de sac location. 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 and a number of restaurants and hotels, together with a theatre and various museums. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. The market town of Axminster, approximately 6 miles distant, provides a good range of day-to-day amenities, as well as a vibrant market every Thursday.

SERVICES

Mains Electricity, Water & Drainage.
Broadband: Superfast available
Mobile Coverage: Likely indoors & outdoors. Source-Ofcom.org

DIRECTIONS

<https://w3w.co/apron.wonderful.tower>

MATERIAL INFORMATION

The property is at a very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk
The executors cannot verify the brochure as they have not visited the property so purchasers should be satisfied with the details provided prior to submitting any offer.
The executors have checked the lease & title and do not believe that there are any section 157 restrictions, but all purchasers should check with their own legal representative.
We understand that the property is held on a 125-year lease as of 25th September 1989. Current ground rent and Service/Maintenance £38.56 per month.

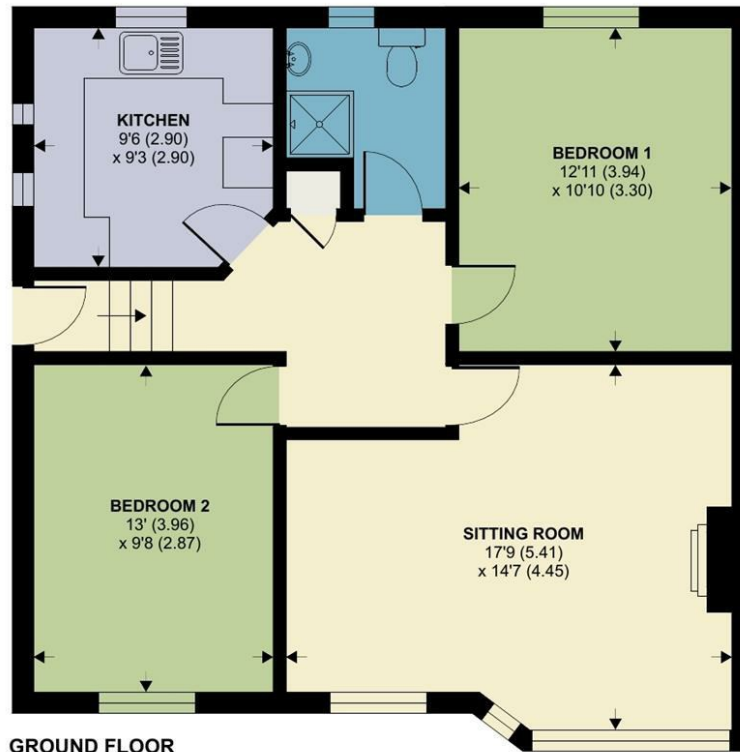


Energy Efficiency Rating		
Improvement potential - lower rating costs	Current	Future
100-100%	A	76
75-100%	B	
50-75%	C	
25-50%	D	
10-25%	E	
0-10%	F	
0-10%	G	
Key: energy efficient - higher rating costs		
England & Wales		

Summerhill Road, Lyme Regis

Approximate Area = 742 sq ft / 68.9 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: 1290994



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