

Symonds
& Sampson

Cloverdale
Court

Flat 43 Cloverdale Court

Lyme Regis, Dorset

Flat 43

Cloverdale Court

Lyme Regis
Dorset DT7 3ED

This outstanding top floor two bedroom apartment enjoys spectacular views over Lyme Regis and the Jurassic coastline. No onward chain.



- Over 55's development
- Panoramic views of the Jurassic Coast
- Excellent access to town centre and seafront
 - Open plan living room and kitchen
 - Two bedrooms and shower room
 - Residents' lounge
 - On site Manager
 - Communal and guest parking
- Lift access and secure phone entry system
 - No onward chain

Guide Price **£150,000**

Leasehold

Axminster Sales
01297 33122

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THE PROPERTY

43 Cloverdale Court offers some of the finest views within the development from its third-floor vantage point. Facing due south, the panoramic outlook takes in Lyme Regis old town and spans the entire bay from The Cobb going east towards Portland. It is worth noting that this view can be enjoyed from both bedrooms as well as the open plan reception room. Cloverdale Court is a highly regarded complex of retirement apartments serviced by a dedicated Development Manager. For periods when the Development Manager is off duty there is a 24 hour emergency call system. The communal areas are exceptionally well maintained, with a welcoming residents' lounge that opens onto a sunny paved terrace overlooking the gardens. Cloverdale Court also provides free residents and guests parking. Number 43 has the added benefit of lift access opposite your entrance and a large outside storage cupboard adjacent to the lift (shared with Number 44).

THE ACCOMMODATION

From the communal landing (servicing only two properties) your front door leads into a spacious central entrance hallway with doors to all principal rooms, two large storage

cupboards and airing cupboard. The open plan kitchen/living room makes the very most of the outlook and measures 21ft in length. The kitchen is equipped with a range of wall and base units and includes a selection of appliances included within the guide price. Ample space for a small dining table within the living area looking out over Lyme Regis. There are two bedrooms (one double & one single), and a shower room featuring a white suite, decorative tiling, and shower enclosure.

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 facilities such as bowling club, sailing and power boat clubs. The nearby market town of Axminster (5 miles) offers a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

DIRECTIONS

What3Words
///tastes.call.both

SERVICES

Mains electric, water and drainage.
Broadband : Ultrafast broadband available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

Dorset Council
Tel : 01305 221000
Council Tax Band: D

MATERIAL INFORMATION

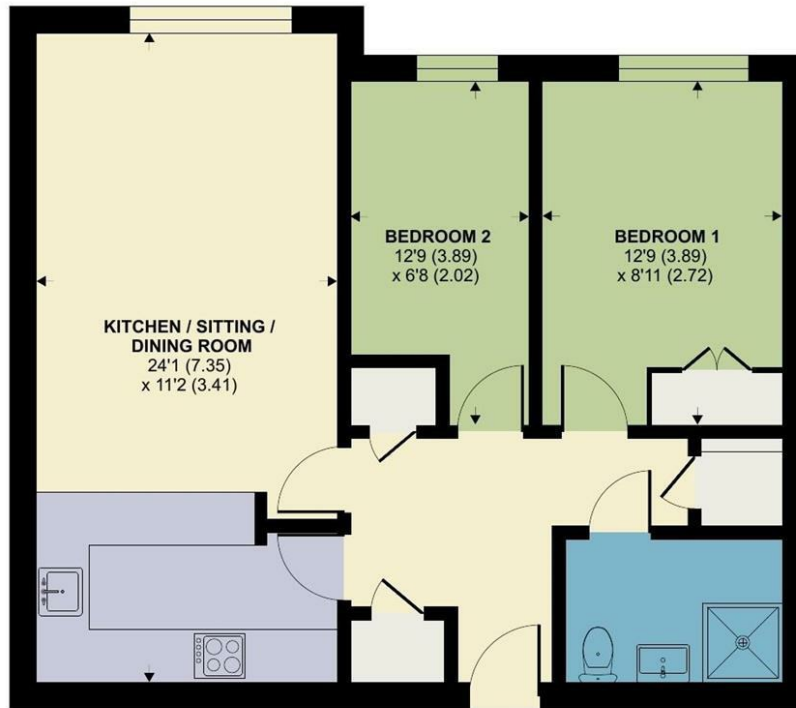
- 1.) The term of the lease is 999 years from 1st June 1989 on a peppercorn rent. A monthly service & maintenance charge of £451.97 is payable, which includes water, buildings insurance and on-site Development Manager.
- 2.) The area around the property is at a low risk from flooding from rivers, seas and surface water.



Cloverdale Court, Anning Road, Lyme Regis

Approximate Area = 639 sq ft / 59.3 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 2026. Produced for Symonds & Sampson. REF: 1515036



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (81-91)		
B (69-80)		
C (55-68)		
D (39-54)		
E (29-38)		
F (21-28)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Axm/RIS/14.9.26



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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