



Symonds
& Sampson

21 Chesil Place
Somerleigh Road, Dorchester, Dorset

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Somerleigh Road, Dorchester
Dorset, DT1 1AF

A bright and spacious first-floor two-bedroom apartment extending to just under 1,000 sq ft, offering independence and a high standard of living in retirement, conveniently located close to the town centre with parking facilities.



- 24 hour emergency call facility
- Family guest suite available to book
- Variety of care packages available if desired
 - Exclusive over 65's building
 - Central town centre location
 - First-class communal facilities
- Landscaped outdoor spaces to enjoy
 - No onward chain

Guide Price **£300,000**

Leasehold

Dorchester Sales
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THE PROPERTY

Chesil Place is part of a quality development offering the very best in close-care independent living, with stylish and spacious apartments, first-class facilities, care and services on the doorstep, and the reassurance of an on-site dedicated nursing home if required. The standard close-care package includes 24-hour emergency cover, including trained staff, a daily visit, use of the lounge/dining room and other communal facilities, as well as events and activities, allowing you to be as social as you like, when you like. The apartment has been designed for wheelchair access and benefits from gas-fired central heating and modern double glazing.

A security entry phone provides access to the building. The apartment itself has a spacious entrance hall with a fitted cloaks cupboard. The reception room features a stunning box bay window with a pleasant south-westerly outlook, making the most of the sunshine. Measuring over 23 ft in length, this light and airy room offers ample space for large furniture. Adjacent is the fitted kitchen, with plenty of storage, an integrated electric oven, hob and extractor fan, together with space and plumbing for a washing machine, fridge/freezer and dishwasher. Further features include under-counter lighting, a wall-mounted gas central heating boiler and a hatch to the sitting room.

Two double bedrooms are situated to the rear of the building. The principal bedroom has fitted wardrobe cupboards, while the second bedroom offers flexibility for a variety of uses. The bright and generous shower room features a large, easy-access walk-in shower, WC, wash hand basin, heated towel rail and emergency pull cord.

OUTSIDE

Outside, there are landscaped communal grounds with seating areas, paved terraces and parking spaces for residents and visitors.

SITUATION

Chesil Place enjoys a convenient location in the heart of Dorchester, within easy level walking distance of the town's shops and recreational facilities, including Borough Gardens, the library, restaurants, cafés, bars and cinema.

Dorset County Hospital and a doctor's surgery are nearby, while both Dorchester South and Dorchester West railway stations offer mainline rail services to London Waterloo and Bristol Temple Meads respectively.

The town is home to numerous sports clubs and a leisure centre. For outdoor enthusiasts, there are many footpaths and bridleways across the surrounding countryside. A short drive to the south brings you to the Jurassic Coast, with its sandy beaches, scenic walks and a variety of water sports.



Chesil Place, Somerleigh Road, Dorchester

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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: 1522765



DIRECTIONS

what3words///punters.potato.sponge

SERVICES

All main services are connected.

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://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

LEASE DETAILS

Lease 150 years from 1st Jan 2001 (125 years remaining).

Service charge £8,434.80 per annum (2026), paid on a monthly basis in £702.90 amounts.

To include 24hr emergency response, monthly activities and two large events, building insurance, maintenance of communal areas and gardens. Restrictions: The lease prohibits subletting and holiday letting of the property.

MATERIAL INFORMATION

Please note the property falls within a conservation area.

Photographs were taken in September 2026.

A 1.5% Deferred Membership Fee is payable by the seller upon the sale of the property.

Dorchester/KWI/18.09.2026



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Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

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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