

Flat 6, Hayes Court

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Haye Lane, Lyme Regis, DT7 3LR

A spacious first floor apartment with attractive open views in a very convenient location just a few minutes' walk from the town centre.

- Attractive 1st floor apartment
- 2 Double bedrooms
- Double aspect living room
- Garage and communal garden
- Balance of 999 year lease with share of freehold
- Spacious 874sqft
- Shower room and separate WC
- Kitchen and separate dining room
- Close to town and seafront
- Council Tax Band D

Guide Price £179,950

THE PROPERTY

A spacious and bright first floor apartment in a pleasant and highly convenient location, very close to the town centre, in this very sought after, picturesque, coastal town. Hayes Court is a purpose-built block of just fifteen apartments constructed in the 1980s.

The apartment offers very good sized accommodation and enjoys a pleasant open outlook across neighbouring gardens, mature trees and the surrounding countryside.

Modern features include gas-fired central heating, uPVC sealed unit windows, modern well equipped kitchen with gas hob, pull-out cooker hood, electric double oven, integrated fridge and freezer and a modern shower room with walk-in stall.







Comprises communal hall/landing, reception hall with walk-in cupboard and walk-in airing cupboard, shower room with wash basin, separate WC with wash basin, double aspect kitchen/breakfast room with passthrough hatch to separate double aspect living /dining room with fitted electric fireplace, and two double bedrooms with fitted wardrobe in Bedroom 1.

The apartment also has the benefit of a garage and the use of communal gardens with bin area.

The property would be equally ideal as a permanent home, second home and/or long term letting investment (holiday lettings are not permitted).

OUTSIDE
Visitors' parking, single garage in a block to the rear (far right), communal gardens, bin store.

TENURE
Balance of long 999 year lease at a nominal ground rent. We understand all flat owners are shareholders in the management company, which owns the freehold. The current annual maintenance charge is £730 (paid in two six monthly instalments), which covers maintenance of the common parts and insurance of the structure.

SITUATION
Hayes Court is in a pleasant and highly convenient location, just a few minutes' walk to the town centre and within easy reach of the seafront. Lyme Regis is a picturesque and historic coastal town, famous for its historic Cobb, harbour and glorious beaches. The town is located on the stunning Jurassic World Heritage Site and within the Dorset area of outstanding natural beauty (AONB). Lyme Regis is a thriving community with good shopping, business and leisure facilities plus cultural experiences to suit all tastes. At nearby Axminster there is a mainline rail service to London and the historic market town of Bridport is also easily accessible.

SERVICES
All mains services. Gas-fired central heating and hot water. Electric shower with instant hot water. Fitted electric fireplace in living room.
Broadband - Standard up to 17Mbps and Superfast up to 1000Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

RESIDENTIAL LETTINGS
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS
Strictly by appointment with Stags Bridport.

DIRECTIONS
From Lyme Regis town centre and at the top of Broad Street turn right into Silver Street, towards Uplyme. Hayes Court will be found on the righthand side at the junction of Haye Lane.





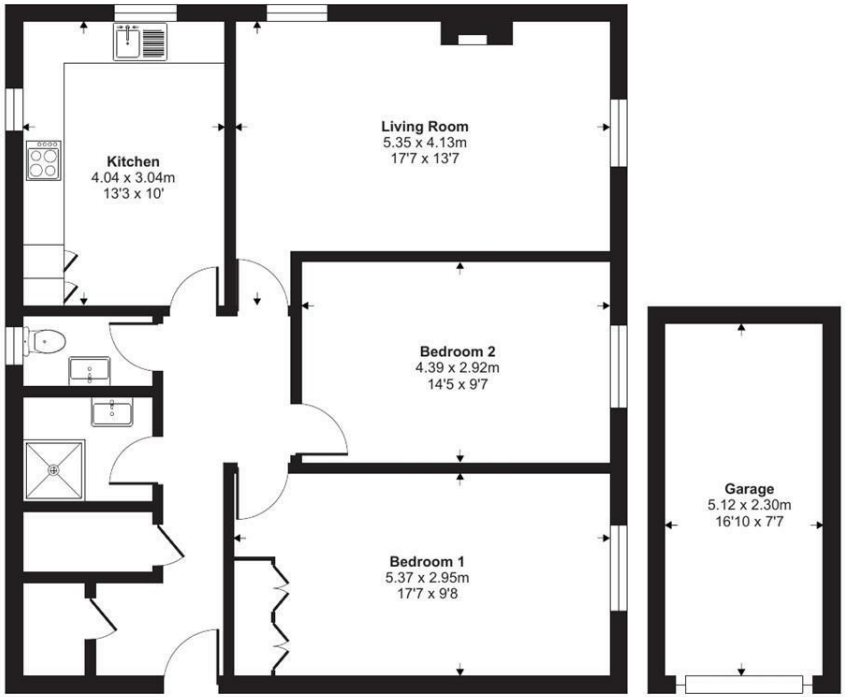


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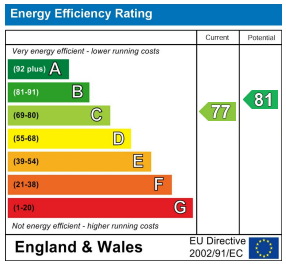
Approximate Area = 874 sq ft / 81.1 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1001 sq ft / 92.8 sq m
For identification only - Not to scale



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1362165

STAGS



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