

Symonds
& Sampson



46 Southfield House

South Walks Road, Dorchester, Dorset

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South Walks Road, Dorchester
Dorset, DT1 1AD

Light and bright second-floor retirement apartment in the heart of Dorchester with communal gardens and no chain.



- Over 60's retirement complex
- Central location, close to shops and amenities
 - Second floor apartment
 - Residents and visitors parking
 - House manager on site
 - Lift access to all floors
- Communal residents lounge and gardens

Guide Price **£139,950**

Leasehold

Dorchester Sales
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THE PROPERTY

Southfield House was built in the 1980s and is a well-managed block of retirement apartments for the over-60s, located within a conservation area and just a short, level stroll from the town centre. Residents benefit from a range of amenities, including emergency call alarms in every room, a secure entry system, lift and stair access to all floors, a residents' lounge and garden, and a guest bedroom available to book in advance.

The community at Southfield House is particularly welcoming, with a variety of social activities in the communal room. These include afternoon tea on Tuesdays and Thursdays, card nights, fish and chips on Fridays, birthday parties, gentle keep fit classes, Christmas carol services, knitting groups, and seasonal get-togethers for Easter, Halloween, and New Year.

This second-floor apartment is offered with no chain and vacant possession, occupying a quiet position overlooking the communal gardens and rear car park. The property is light and bright, with a spacious entrance hall, airing cupboard, and coat cupboard.

ACCOMMODATION

The apartment comprises two bedrooms, with Bedroom 1 featuring fitted wardrobes. The living room includes an electric fire, TV, and phone points. The galley-style kitchen provides space for a washing machine, fridge/freezer, and includes an integrated electric oven and hob. The shower room is fitted with a large walk-in shower, WC, and basin.

The property benefits from UPVC double glazed windows and electric heating.

OUTSIDE

Well-maintained communal gardens to the front and rear, featuring a pleasant seating area. Off-road parking available for residents and visitors with permits.

SITUATION

Southfield House enjoys a convenient location in the heart of Dorchester, the county town, with a wide range of shopping and recreational facilities close by, including a leisure centre, library, doctor's surgery, restaurants, cafés, bars, and a cinema.

The Dorset County Hospital is nearby, and both Dorchester South and Dorchester West stations offer mainline rail services to London Waterloo and Bristol Temple Meads, respectively.

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

DIRECTIONS

What3words:///door.discrepancy.elections

SERVICES

Mains electricity, water and drainage are connected. Electric 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: B (Dorset Council - 01305 251010)

LEASE DETAILS

Leasehold: 99-year lease from September 1988 (61 years remaining)

Service charge: £2,362.36 per annum, payable to and managed by Stonewater.

Ground rent: £69.96 per annum.

Restrictions:

- Pets are not permitted

- Subletting is prohibited under the lease

Age requirement: At least one occupant must be aged 60 or over, although the apartment can be owned by anyone.

MATERIAL INFORMATION

The property falls within a conservation area.





South Walks Road, Dorchester

Approximate Area = 613 sq ft / 56.9 sq m

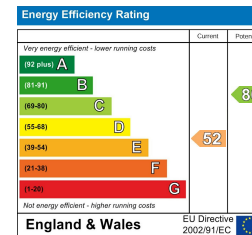
For identification only - Not to scale



SECOND FLOOR



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: 1397981



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