

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds  
& Sampson

A three-story residential building with a yellow facade and red brick accents. It features two balconies with black metal railings. The ground floor has a brick base and large windows. The building is surrounded by greenery and a green brick wall in the foreground.

Lewesdon  
Court

# 11 Lewesdon Court

Silver Street, Lyme Regis

# 11 Lewesdon Court

Silver Street  
Lyme Regis  
Dorset DT7 3HU

Beautifully presented two bedroom, first floor apartment within a short walk to the beach at Lyme Regis.



- Popular seaside town
- Communal gardens
- Garage and parking

Guide Price **£220,000**

Leasehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE PROPERTY

11 Lewesdon Court lies just a short walk to both the town centre and the beach at Lyme Regis and has in recent years undergone a rolling programme of refurbishment and renewal to create a stylish contemporary apartment fit for the 21st century.

## ACCOMMODATION

The living room is a particularly attractive south and west facing room, with a dining area to one corner that flows through to a sitting area that has sliding doors onto a balcony. The kitchen is equipped with a comprehensive range of floor and wall mounted units and cupboards with work surfaces over, with integral appliances that include a ceramic hob, an electric double oven, a dishwasher, a fridge freezer and a washer dryer. There are two good double bedrooms, each with fitted wardrobes served by a bathroom. The property is beautifully decorated throughout, has had new carpets installed in recent years, has a contemporary kitchen, double glazing and contemporary electric heating.

## OUTSIDE

Behind the building, there is a garage in a block, while beside the garages there is a useful clothes drying area.

## 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 those keen on deep sea fishing trips; the sailing and power boat clubs.

## DIRECTIONS

What3words///remote.direction.copying

## SERVICES

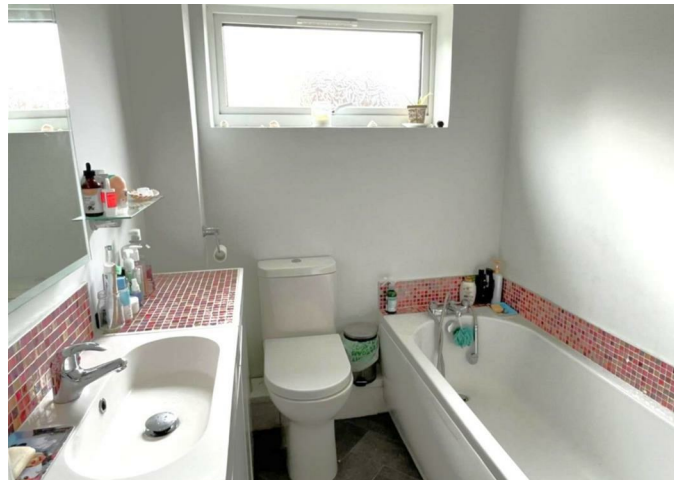
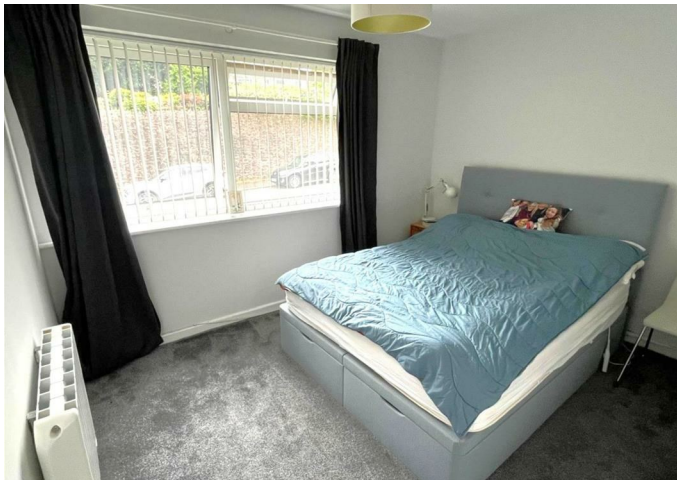
Mains water, drainage and electric. Electric heating.  
Broadband - Ultrafast speed available.  
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.  
EPC: D

## LOCAL AUTHORITY

Dorset Council - 01305 251010  
Tax Band: C

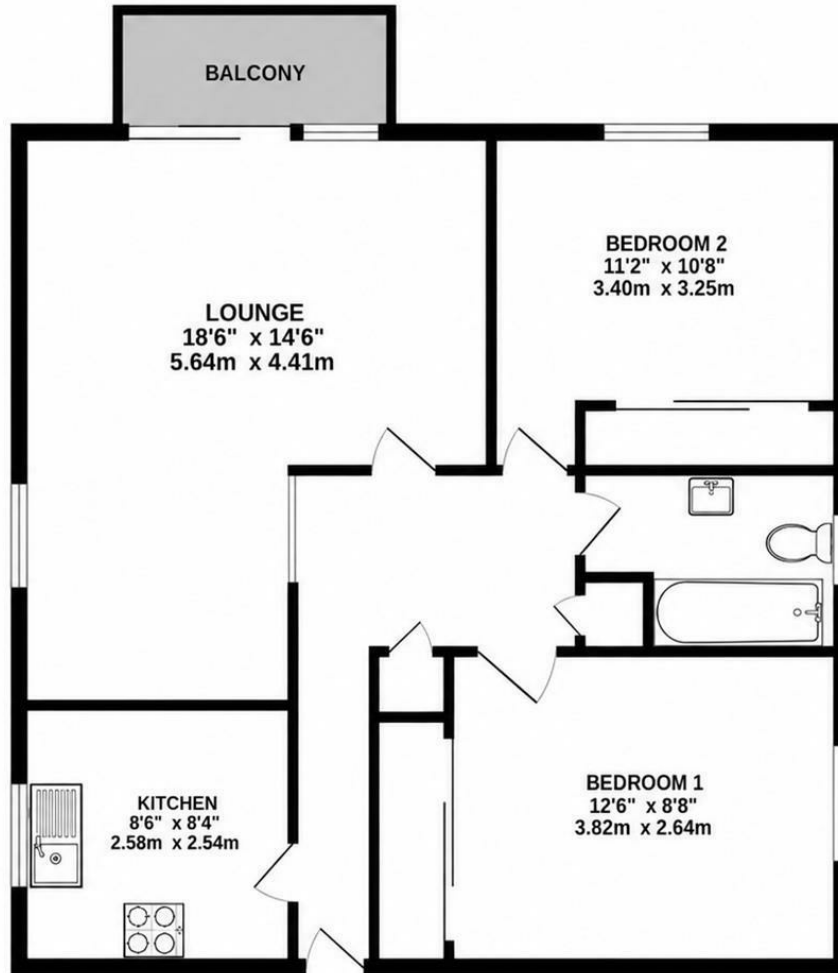
## LEASE DETAILS

Lease plus a share of the freehold 199 years from 2002.  
The 12 shareholders of Lewesdon Court Maintenance Ltd pay a monthly charge of £140.  
Well-behaved pets are allowed.



**FIRST FLOOR**  
693 sq.ft. (64.4 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
The energy efficiency class is based on the energy performance of the building.			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
The energy efficiency class is based on the energy performance of the building.			
England & Wales			
EPC Directive 2002/91/EC			



Bridport/SA/14052026



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