

# Flat 4, Chesil Court

Clappentail Lane, Lyme Regis, Dorset



# Flat 4, Chesil Court

Clappentail Lane  
Lyme Regis  
Dorset DT7 3NP

A beautifully modernised two bedroom first floor apartment with wonderful views over Lyme Bay and the surrounding countryside. No onward chain.



- Renovated 1st floor apartment
  - Modern fitted kitchen
- Contemporary bathroom suite
  - Recently decorated
  - Updated flooring
  - Gas central heating
  - Garage
- Wonderful views

Offers In Excess Of £200,000  
Share of Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)





## THE PROPERTY

Flat 4 Chesil Court is a tastefully modernised two bedroom apartment set in a purpose block of just six apartments. This apartment enjoys a glorious position with elevated views across the town, surrounding countryside and down towards Lyme Bay. The property is presented in excellent condition throughout after being renovated in recent times and is offered to the market in show home condition. Improvements include updating the kitchen, bathroom, central heating system with a Worcester boiler and replacing the consumer unit along with complete rewire.

## ACCOMMODATION

From the garage and parking area a communal entrance hallway and stairs lead up to the first floor apartment. Number 4 is situated at the rear of the building where you will find the best views within the development. A replacement composite double glazed door leads through to a spacious entrance hallway which provides access to all principal rooms as well as two good size storage cupboards. The sitting room features a Juliet balcony with views out over Lyme Regis. The kitchen has been remodelled with modern contemporary units, integrated appliances and decorative all tiling. Both bedrooms are of a good size and also make the most of the views. There is smart contemporary bathroom with shower over the bath, extensive tiling and vanity unit offering additional storage.

## OUTSIDE

To the outside of the development are communal lawned gardens, a bin store and driveway leading to the garages. Flat 4 owns the garage to the left the entrance.

## SITUATION

Chesil Court is located less than a mile from the beautiful Lyme Bay and its beaches. 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 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. The nearby market town of Axminster provides 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  
/// revived.signs.irrigate

## SERVICES

Mains electric, gas, water and drainage.

Broadband : Ultrafast available.

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

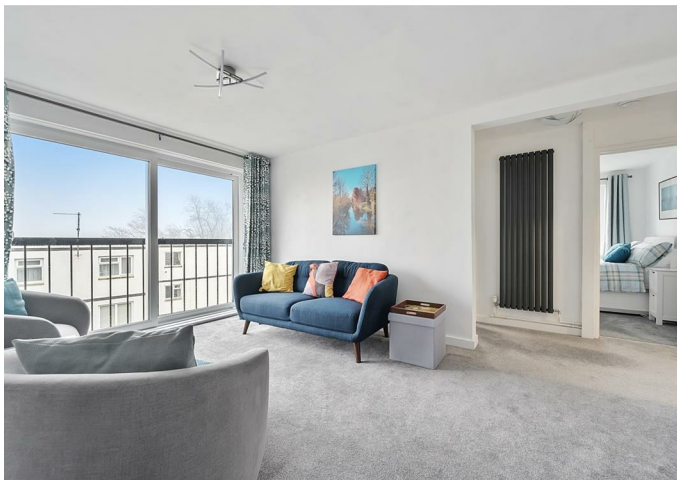
## LOCAL AUTHORITY

Dorset Council. Tel : 01305 221000

Council Tax Band B

## AGENT'S NOTES

1. The property is located in flood zone 1, an area with a low probability of flooding.
2. We understand that the flat is held on a 999 year lease from October 1983. Each property owns a share of the freehold which is managed by Clappentail Estates Co Limited. The most recent yearly service charge was £1440. Whilst holiday letting is not permitted we understand that long term letting on an assured shorthold basis is allowed along with using the apartments as private second residences.
3. We are informed that no pets are permitted at the property.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		

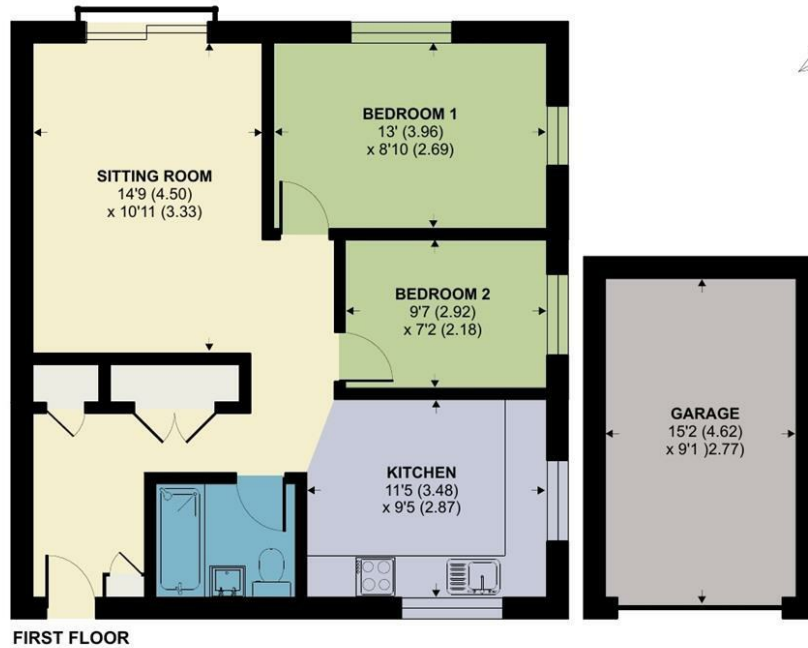
## Chesil Court, Clappentail Lane, Lyme Regis

Approximate Area = 635 sq ft / 59 sq m

Garage = 129 sq ft / 12 sq m

Total = 764 sq ft / 71 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 2025. Produced for Symonds & Sampson. REF: 1250650



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