



Symonds
& Sampson

5 Bay View Court

Church Street, Lyme Regis, Dorset

5 Bay View Court

Church Street
Lyme Regis
Dorset DT7 3BS

Spacious second floor apartment with stunning coastal views and secure parking. No onward chain.



- Purposed built apartment
- Stunning views over the bay
 - Prime location
 - Private balcony
- Secure under croft parking
 - Two double bedrooms
- Extensive double glazing
 - Electric heating

Guide Price **£325,000**

Leasehold

Axminster Sales
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THE PROPERTY

5 Bay View Court occupies a second floor position within a purpose built block, benefiting from wonderful sea views. This impressive property really does offer buyers an excellent opportunity to enjoy all that Lyme has to offer and is wonderfully placed within a stone's throw of the beach, Marine Parade and the town. The apartment also comes with the luxury of private under croft parking for one vehicle.

ACCOMMODATION

From the main entrance along Church Street communal stairs lead to the second floor. The apartment features well proportioned accommodation set off a central hallway. There are two double bedrooms, both with built in wardrobes. The master bedroom enjoys access to the terrace. To the front of the apartment is the bathroom, featuring a neutral coloured suite with shower over the bath and extensive tiling. The main reception space consists of a spacious open plan kitchen/living room which offers fine views over the bay and sliding doors out to the balcony. The kitchen area consists of a range of traditional wood fronted wall and base units, fitted oven and under counter fridge. The apartment has been beautifully kept but would benefit from some general updating in places.

PARKING

On the ground floor there is secure garage parking with a designated space, accessible via an electric door.

SITUATION

5 Bay View Court is set in the historic old town of Lyme Regis, with the town and beach all within a short walk. 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. Primary & secondary schooling in Lyme Regis with the renowned Colyton Grammar School located 8 miles to the west. The nearby market town of Axminster (5 miles) offers 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
///cried.promotions.wind

SERVICES

Mains electric, water and drainage.
Superfast broadband is available.
Mobile Network Coverage is available in the area. Please refer to Ofcom's website for further details.

LOCAL AUTHORITY

West Dorset Council, Tel :
Council Tax Band xxx

MATERIAL INFORMATION

The area surrounding the property is at very low risk of flooding from surface water, rivers and seas. We have been advised by the seller that Bay View Court does not have a restriction on holiday letting.

LEASE

Lease commenced 25.12.1977, for 999 years (951 remaining).
Annual Service Charge : £2,800
Annual Ground Rent : Nil



Church Street, Lyme Regis

Approximate Area = 575 sq ft / 53.4 sq m

For identification only - Not to scale



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



SECOND FLOOR



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: 1389339



Axm/RIS/22.12.25



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