



Flat 50, Southfield House

South Walks Road, Dorchester, Dorset

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South Walks Road, Dorchester
Dorset, DT1 1AD

A well-presented second-floor retirement apartment in a convenient town centre setting, enjoying south-westerly views.



- Retirement complex for over-60s
- Central location close to amenities
 - Residents' and visitors' parking
 - On-site house manager
 - Lift access to all floors
- Communal lounge and gardens
 - Second-floor apartment
- South-west facing windows

Guide Price **£100,000**

Leasehold

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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, situated within a conservation area and just a short, level stroll from the town centre. Residents benefit from a range of communal facilities, 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 regular social activities held within the communal room. These include afternoon tea on Tuesdays and Thursdays, card evenings, fish and chips on Fridays, birthday celebrations, gentle keep-fit classes, Christmas carol services, knitting groups, and seasonal gatherings for Easter, Halloween and New Year.

This second-floor apartment is offered with no onward chain and vacant possession, enjoying a quiet position with south-west facing views towards Prince of Wales Road and the pedestrian shopping street of South Street.

The accommodation is light and well presented, comprising an entrance hall with airing cupboard and cloaks cupboard, a double bedroom with built-in wardrobes, and a sitting room with electric fire, TV and telephone points, together with a door leading to the kitchen. The kitchen is fitted with a range of storage cupboards and provides space and plumbing for a washing machine, space for a tall fridge/freezer, and an electric cooker. The modern shower room is fitted with a large walk-in shower, WC and wash hand basin.

Further benefits include UPVC double glazing and electric heating.

OUTSIDE

The apartment benefits from well-maintained communal gardens to the front and rear, with a pleasant seating area for residents to enjoy. Off-road parking is available for residents and visitors, subject to the relevant 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: £1987.10 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.

Photographs were taken in July 2026.



South Walks Road, Dorchester

Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		



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: 1495098



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