

Symonds  
& Sampson

# Flat 1 Sherwood

Uplyme Road, Lyme Regis, Dorset

# Flat 1 Sherwood

Uplyme Road  
Lyme Regis  
Dorset DT7 3LS

A chain free apartment, located on the outer edge of Lyme Regis which has the benefit of an allocated parking space.



- Ground floor apartment
  - Fitted kitchen
  - Shower room
- Allocated parking space
  - No onward chain



Guide Price **£165,000**

Leasehold

[Method of Sale if NOT Private Treaty.]

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## THE PROPERTY

A light and well-presented apartment located close to the amenities on offer in Lyme Regis, in what was originally a former boathouse and store that was converted in the 1980,s into eight apartments.

## ACCOMMODATION

You enter directly into the bright reception room which benefits from high ceilings and natural light which floods the room, creating a welcoming space to relax or entertain. A shower room and fitted kitchen sits just off the living area, providing everything needed for modern convenience. Above the living area is the galleried mezzanine sleeping area that leads into a room that offers excellent flexibility for use as a study / home office or extra storage. The kitchen is fitted with wall and base units including a stainless-steel sink and drainer, space for oven with cooker hood over, space for undercounter fridge, space and plumbing for washing machine and tumble dryer.

## OUTSIDE

From the main road, a driveway leads up to a parking area where you will find allocated parking for one car.

## LOCAL AUTHORITY

West Dorset District Council, Telephone 01305 221000.  
Council Tax Band C.

## SITUATION

The property is located with a favourable area of Lyme Regis, along Uplyme Road with easy access to the secondary school and less than one mile inland from the town beach. 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, supermarkets 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 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.

## SERVICES

Mains electric, Gas and water.

Broadband: Ultrafast broadband available

Mobile network coverage: There is mobile coverage available in the area, please refer to Ofcom's website for further details. Source- Ofcom.org

## DIRECTIONS

<https://w3w.co/majoring.lifestyle.dressings>

## LEASE

The apartment is Leasehold held on a 999-year lease from 2001. All owners are shareholders within the Sherwood apartment management company.

Ground rent : £100 per annum

Service charge : £945.00 in 2025/26 and £945.00 in 2026/27. Each apartment pays an equal share for any maintenance works due.

## MATERIAL INFORMATION

- 1.) The property is at very low risk of flooding from both rivers & seas and surface water
- 2.) The apartment would make a wonderful first-time purchase or second home, however we understand that holiday letting is not permitted and the lease does not allow for pets.

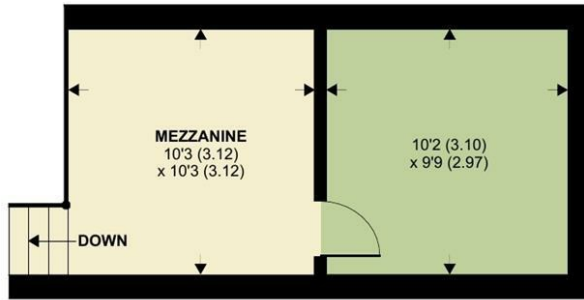


Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)			
A	1-10		
B	11-15	78	78
C	16-20		
D	21-25		
E	26-30		
F	31-35		
G	36-45		
Very energy inefficient (highest carbon score)			
England & Wales			
EU Directive 2002/91/EC			

# Sherwood, Uplyme Road, Lyme Regis

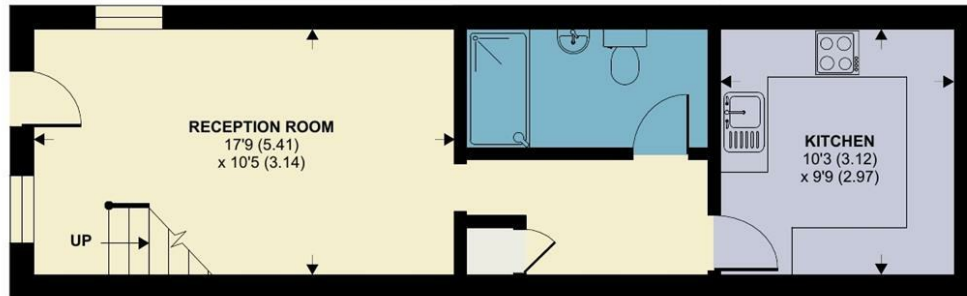
Approximate Area = 623 sq ft / 57.9 sq m

For identification only - Not to scale



MEZZANINE

Denotes restricted head height



GROUND 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: 1472903



Axm/RIS/24.6.26



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