



## Flat 16, Cloverdale Court Anning Road, Lyme Regis, DT7 3ED

Guide Price £125,000 Leasehold

- Two Bedroom Flat
- Kitchen
- Unallocated Parking
- Partial Sea Views
- One Reception Room
- House Manager
- Over 55 Age Restriction
- Shower Room
- Communal Lounge and Gardens
- No Onward Chain

# Cloverdale Court Anning Road, Lyme Regis DT7 3ED

This 2-bedroom flat in Lyme Regis and is available exclusively for the over 55's. The property is in good condition and offers a practical layout with one reception room, one kitchen and one bathroom, providing comfortable accommodation on a manageable scale.

Both bedrooms are doubles, offering flexible space for sleeping arrangements, guests or hobbies. The reception room provides an area for dining and relaxing, while the separate kitchen is set up for day-to-day cooking and storage.

Situated off Anning Road, Cloverdale Court is well placed for enjoying Lyme Regis and its amenities. The town centre, seafront and famous Cobb Harbour offer a range of independent shops, cafés and restaurants, along with level promenade walks and access to the beach and coastal paths. Local services such as supermarkets, pharmacies and medical facilities are also within easy reach in the town.



Council Tax Band: D



### Hallway

Doors leading to the accommodation with the additional benefit of separate storage and airing cupboards. Further benefiting from a smoke detector, an electric radiator and fuse box.

### Lounge/Dining Room

13'8" x 13'5" (4.19 x 4.10)

A spacious reception room with a box bay window to the front aspect, which enjoys partial views of the sea. Further benefiting from an electric radiator and an emergency pull cord.

### Kitchen

8'11" x 5'8" (2.73 x 1.74)

Fitted with a range of matching wall and base units with work tops over comprising a stainless steel sink and drainer, an electric four ring hob with an extractor hood above and an oven underneath. Further benefiting from space for a separate half fridge and a washing machine.

### Bedroom 1

11'2" x 11'0" (3.41 x 3.37)

A double bedroom with a box bay window to the front aspect that enjoys partial views of the sea. Further benefiting from an electric heater, an emergency pull cord and fitted wardrobes.

### Bedroom 2

11'5" x 8'0" (3.49 x 2.44)

A double bedroom with a box bay window to the front aspect that enjoys partial views of the sea. Further benefiting from an electric radiator, an emergency pull cord and a fitted wardrobe.

### Shower Room

7'10" x 5'9" (2.39 x 1.77)

Fitted with a coloured suite comprising a low level hand flush w.c. a pedestal hand wash basin and a shower cubicle with a wall mounted electric shower. Further benefiting from a heated towel rail and an emergency pull cord.

### Agents Notes

Tenure: Leasehold

Lease Length: 999 year lease with approximately 962 year remaining

Service Charge: £4500.00 per annum

Utilities: Electric, water and drainage are all mains connected.

Local Authority: Dorset Council

Tax Band: D

Broadband: Fibre to cabinet broadband connection is available. For more information to to openreach.com

Mobile phone coverage: More information can be found at checker.ofcom.org.uk

Flood Risk: Very low risk of flooding from surface water and very low risk of flooding from rivers and the sea.

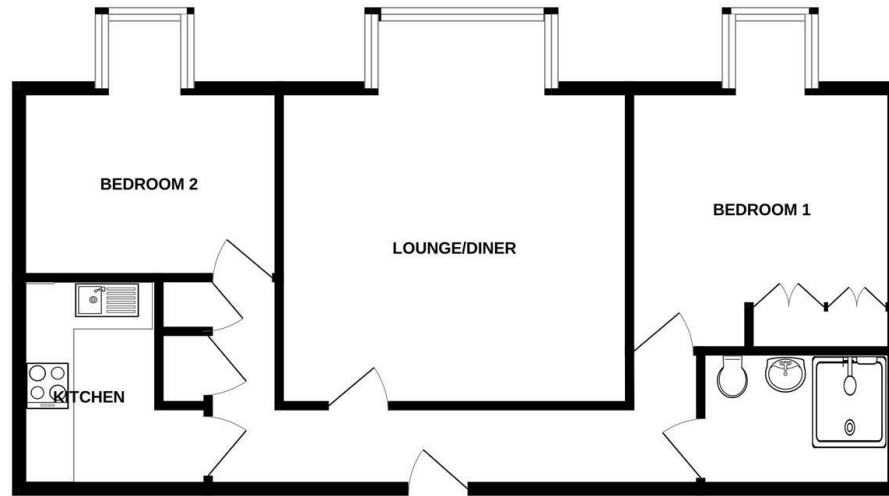
Restrictions: This property is subject to a 55 and over age restriction.

### Local Area

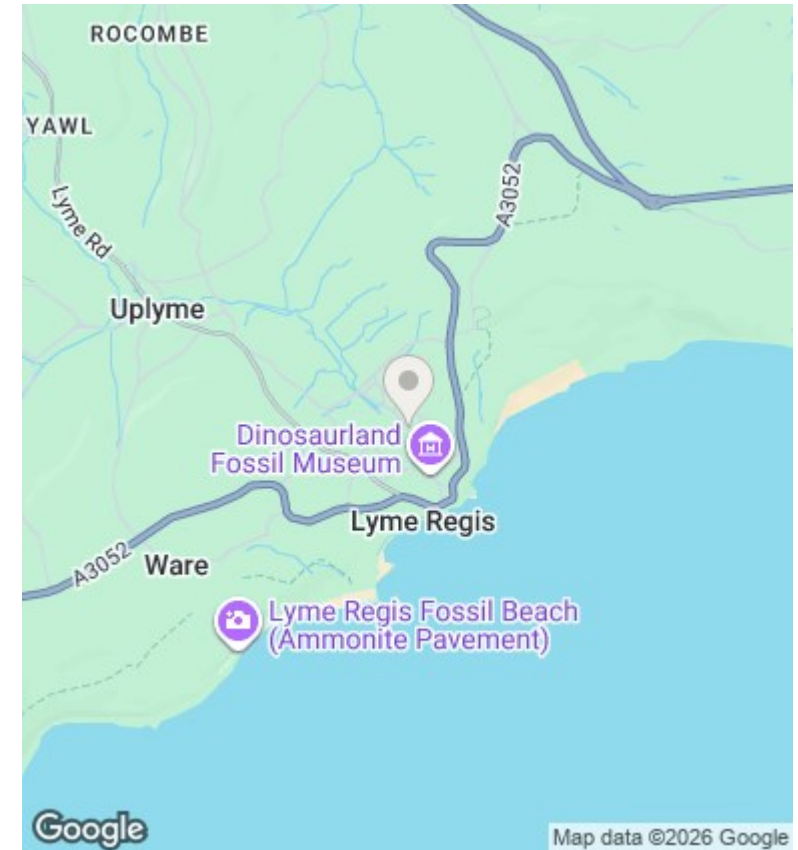
Lyme Regis has bus links towards Axminster, Bridport and Weymouth, with connections from Axminster railway station to Exeter and London Waterloo. Road access via the A35 links nearby coastal and market towns, making it straightforward to reach wider Dorset and East Devon by car.

There are various local groups, churches and community activities in Lyme Regis that may appeal to over 55s, as well as parks and open spaces for gentle walks and outdoor time. This flat offers an opportunity to live in a coastal town environment with practical accommodation suited to later life.

GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.  
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

whathreewords: [///joined.storybook.debit](http://joined.storybook.debit)

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	