

FORTNAM SMITH & BANWELL



- **Ideal second home/
holiday let**
- **Use of Hotel Pool**
- **Upper floor flat**
- **Close to Lyme and
Charmouth beaches**
- **Resident's parking**
- **Hotel restaurant open to
non-residents**

An ideal second home or holiday let situated on Fernhill Heights between the village of Charmouth and the seaside town of Lyme Regis on the glorious Jurassic Coast.

**2 Fernhill Heights, Charmouth, DT6 6AU
£94,500**

Situated on the West Dorset/East Devon border is the Coastal Village of Charmouth. Fernhill Heights is a development of Holiday Bungalows and Houses approximately one mile from Charmouth Village Centre with all its shops and amenities. Both Charmouth Beach and Lyme Regis are only a short distance away with easy access serviced by the mainline coastal bus route between Bournemouth and Exeter.

External staircase to Flat 2. Front door opens to:

Kitchen

Wood effect units with laminate worktops. Electric hob with extractor above and oven below. Fitted appliances include fridge, dishwasher, microwave and washing machine. UPVC double glazed window. Store cupboard housing boiler.



Living Room

Television point. UPVC Double glazed window. Electric heater. Telephone point.



Bedroom

Built in wardrobe. UPVC double glazed window. Electric heater

Bathroom

White tiled walls. Fitted suite comprises WC. Wash basin and bath with shower and screen. Large mirror. Towel rail.

Tenure

The property is held on the remainder of a 999-year lease from 2001 (979 years remaining). We are advised that the service charge is approximately £1,400 per annum. This figure includes building insurances, water and sewage charges plus general grounds maintenance, laundry area and pool maintenance. The flat cannot be used as a main residence as dictated by the current lease. Council Tax band - A

The property is set within 36 acres of countryside with woodland walks. The property benefits from full use of the estate facilities including communal grounds, heated outdoor swimming pool (during season), lakes and picnic areas. Within the grounds, is the privately owned Fernhill Hotel that provides a fine dining restaurant with bar facilities (open to non-residents).



Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.