Symonds & Sampson



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Hanover Court, Hogshill Street, Beaminster,

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Hanover Court
Hogshill Street
Beaminster
DT8 3LR

Two bedroom first floor apartment in sheltered accommodation, delightfully position in an elevated setting with a southerly aspect over the front garden.

2 1 1

- First floor apartment
- Over 60's
- In need of renovation
- Lease Length 59 years
- Close to town centre
- No onward chain
- Ground rent : Peppercorn
- Service Charge - £354.13 pcm (2026/27)

Guide Price £70,000

Leasehold

Beaminster Sales
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THE PROPERTY
A two bedroom first floor apartment lying in this popular development a few moments' walk from Beaminster square, has the considerable benefit of its own covered parking space. Comprising of a spacious reception room, bathroom and kitchen. The property is sold with no onward chain.

ACCOMMODATION
This property which has night storage heating and Upvc double glazing, enjoys one of the best locations in Hanover Court and has a lovely open aspect over the communal gardens to the front.

The entrance door to the flat opens to a reception hall with two useful cupboards. The sitting room has a large window overlooking the communal front garden. The kitchen has matching base and wall units a stainless steel sink with mixer tap. There is space for washing machine, cooker and fridge/freezer

There are 2 bedrooms to the rear, bedroom 1 is a double bedroom with views to the rear and bedroom 2 is a smaller double room with a fitted cupboard. The bathroom is fitted with a white suite with shower over the bath.

OUTSIDE
The communal gardens are attractive and landscaped and include many trees and shrubs with a seating area for residents. Drying areas and discrete dustbin area. Shared car parking for residents and visitors.

There is also an allocated covered parking space.

SITUATION - BEAMINSTER
Beaminster is a country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. With many cultural events an activities for all age groups. The surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. Crewkerne which is 6 miles away has a main line railway service to London (Waterloo).

SERVICES
Mains electricity, water and drainage.

Broadband
Standard and Superfast are available.

Mobile Phone
There is mobile coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY
Dorset Council - Tel: 01305 251010
Tax Band B

MATERIAL INFORMATION
At the time of launching the property to the market there is a planning application as follows:- P/TRC/2026/04588. Location: Hanover Court Hogshill Street Beaminster DT8 3LR. Proposal: Holm Oak - Reduce by 2m overall Plum - Reduce by 1.5m overall.

A 99 year lease was formed on 17.10.1986 - 59 years remaining.

Service Charge
There is a service charge for this property for 2026/27 is £4249.56 pa paid monthly. This figure includes the ground rent.

Please Note:
Anchor Property Management, may contact the prospective purchasers solicitors prior to them signing a contract to purchase, as they wish to be assured that each individual purchaser can live independently in the flats as this scheme does not offer nursing facilities or home help.

Minimum Age Requirement: occupiers of these flats must be 60 years of age or above.

Photographs taken September 2026 © Symonds & Sampson.

DIRECTIONS
What3words///cork.sugars.coasters







Hanover Court, Hogshill Street, Beaminster

Approximate Area = 543 sq ft / 50.4 sq m

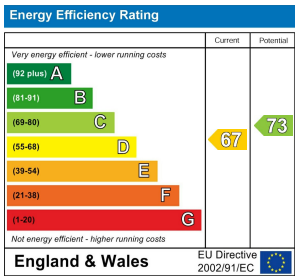
For identification only - Not to scale



FIRST 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: 1524494

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