





## 4 Dragons Hill, Lyme Regis, Dorset, DT7 3HW

- Four generously sized bedrooms
- Spacious modern kitchen with adjoining utility room
- Garage and off-road parking for two vehicles
- Principal bedroom with private en suite
- Balcony with stunning panoramic sea views
- \*PARISH OFFICE NOT INCLUDED\*

### The Property

This beautifully presented four-bedroom home offers generous living space and an enviable location with panoramic sea views, right in the heart of Lyme Regis.

The property boasts a spacious, modern kitchen which is ideal for family living or entertaining, and accompanied by an adjoining utility room that provides valuable additional space. A separate sitting room and formal dining room offer flexible living arrangements, perfect for both relaxation and hosting guests.

The principal bedroom features its own private ensuite, while the remaining three bedrooms are served by a sleek, contemporary bathroom with separate shower. One of the standout features of this home is the balcony, which offers stunning coastal views. Further benefits include a garage and off-road parking for two vehicles, which is a rare and highly convenient feature in such a central coastal location.

Parish office is on the lower level of the property and is not included in the let.

### Location

Lyme Regis is a highly sought-after coastal town that remains pleasantly unspoilt, while offering a wide range of shops, pubs, restaurants, and amenities. Residents can enjoy a variety of leisure activities, including sailing and powerboat clubs, a championship golf course with breathtaking views, and a bowling club, among others. The renowned Jurassic Coast, a designated World Heritage Site, stretches in both directions, offering stunning scenery and outdoor pursuits.

The town is situated just 5 miles from the market town of Axminster, which has a mainline railway station with direct links to Exeter (approx. 40 minutes) and London Waterloo (approx. 2 ¼ hours). Bridport and the county town of Dorchester are also within easy reach by car. For families, there are local primary schools in Lyme Regis and Uplyme, as well as access to well-regarded local grammar schools.

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

Rent: £2,000 PCM

A beautifully appointed coastal haven offering spectacular,  
uninterrupted sea views

Size: X,XXX sq ft

Council Tax: Dorset £4282.33  
(2025/26). Band G



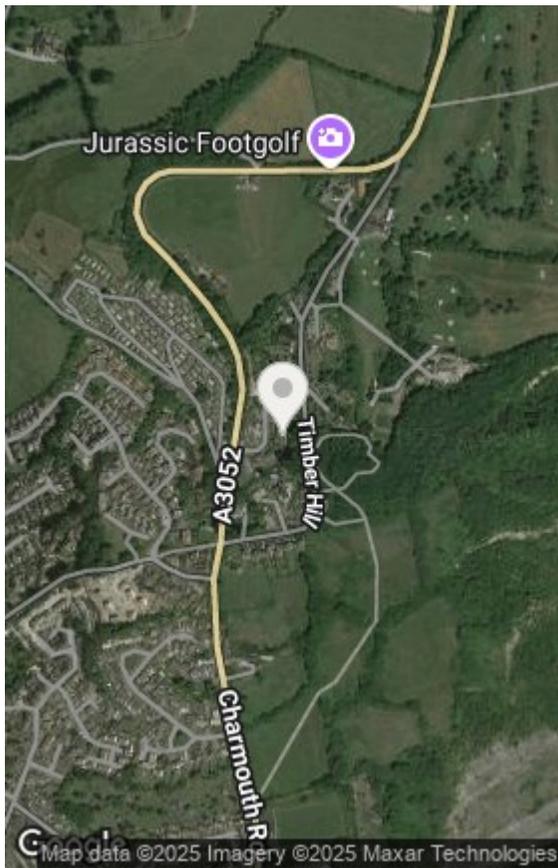
**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one weeks' rent.

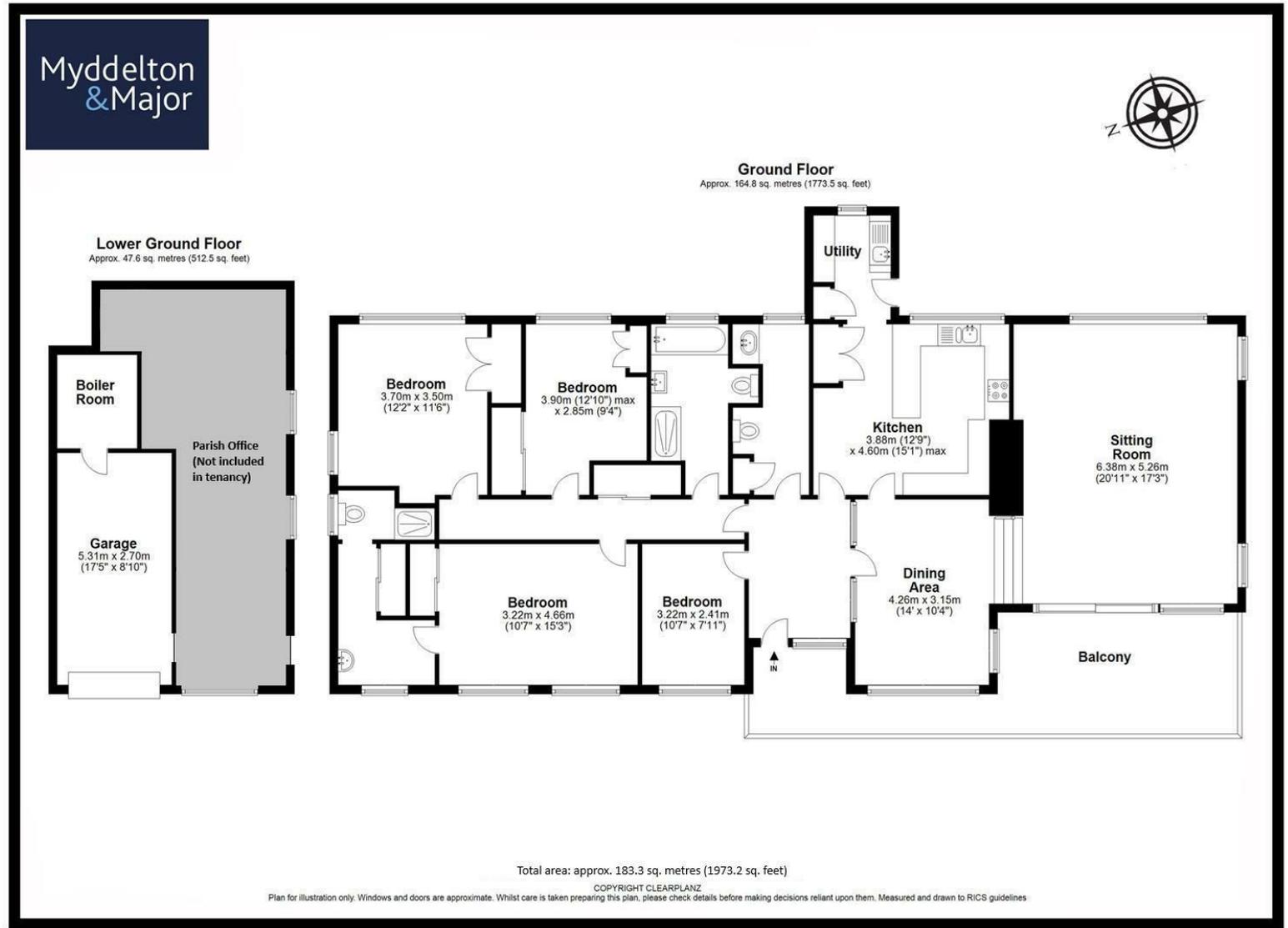
**Services:** Mains gas, electricity, water and telephone.

**Other Fees:** See Website.





| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 | 73                      |
| (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                             | EU Directive 2002/91/EC |



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