



**Portland Lodge, Clappentail Lane, Lyme Regis DT7 3LZ**



**welcome to**

## **Portland Lodge, Clappentail Lane, Lyme Regis**

Beautifully presented apartment situated in an elegant and imposing grade II listed Georgian building. Situated on Clappentail Lane on the western side of the picturesque coastal town of Lyme Regis. Benefiting from allocated parking space, private patio and communal gardens

### **Entrance Hallway**

A full length glazed front door provides access into a hallway with a built in cupboard. Two radiators and a fitted carpet.

### **Downstairs Cloakroom**

A modern white suite comprising of a low level W.C and a wall mounted wash hand basin with tiled splashback. Wall mounted extractor fan, radiator and a ceramic tiled floor. Door providing access to the airing cupboard.

### **Open Plan Living Space**

15' 5" x 26' 7" ( 4.70m x 8.10m )

Lounge / Dining Area

Two single glazed windows with secondary double glazing, enjoying fine uninterrupted views over the attractive communal gardens. Feature fireplace with inset spotlamps and a tiled hearth housing a wall mounted electric fire. Four wall lights, television point, inset extractor fan to ceiling and laminate flooring.

Kitchen Area

A stunning modern fitted kitchen comprising a wide range of wall and base units, range of rolledge work surfaces with inset one and a half bowl stainless steel sink unit, inset electric hob with a built in electric oven beneath and a cooker hood above. Space and plumbing for an automatic washing machine and dishwasher under work top. Space for a free standing fridge/freezer. Spotlamps to ceiling and laminate flooring.

### **Bedroom One**

10' 3" x 17' 1" ( 3.12m x 5.21m )

Double bedroom with four skylights and a wooden double glazed window to the side aspect. Two wall lights, feature cast iron open fireplace with a timber

mantel, fire surround and attractive tiled backplate. Two telephone points, radiator and a fitted carpet.

### **Bedroom Two**

9' 11" x 10' 7" ( 3.02m x 3.23m )

Double bedroom with a wooden double glazed window to the front aspect, with deep timber sill. Two wall lights, radiator and a fitted carpet.

### **Bathroom**

A modern suite comprising a panelled bath with a wall mounted shower and glazed shower screen, pedestal wash hand basin with tiled splash back and a wall mounted striplight over incorporating shaver socket. Low level W.C. Inset extractor fan to ceiling, tiling to the splashback areas. Wall mounted heated towel rail/radiator and an attractive ceramic tiled flooring.

### **Outside Front**

Approached via a pillared entrance proving access to an area of resident's communal parking - with the property having one allocated car parking space. The property is situated to the right hand side of the building, approached via a set of steps with hand rail giving access to the front door with recessed storm porch over and wall mounted exterior lighting. Attractive gravelled bed.

### **Outside Rear**

To the rear of the building can be found the private patio space for the sole use of flat 2 along with the attractive lawned communal gardens, which are enclosed by mature hedging and enjoy views of the Lyme Regis, Charmouth and West Bay coastline. In addition, the property further benefits from a private paved patio seating area with a set of steps providing access onto the communal lawn.



**Agent's Note**

Please note that holiday letting is not allowed within the lease terms of Portland Lodge - for more information please call Fox and Sons



***view this property online*** [fox-and-sons.co.uk/Property/AXM104660](https://fox-and-sons.co.uk/Property/AXM104660)



welcome to

## Portland Lodge, Clappentail Lane, Lyme Regis

- STUNNING GRADE II LISTED BUILDING
- GROUND FLOOR APARTMENT
- COUNCIL TAX BAND D
- TWO BEDROOMS
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: E

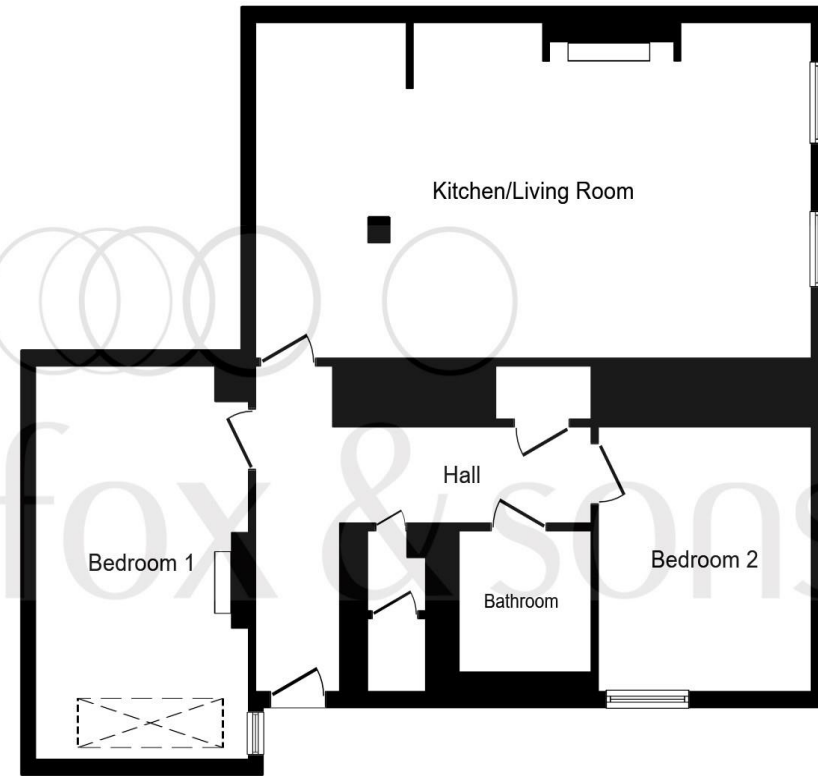
Council Tax Band: D Service Charge: 1649.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£250,000**



**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [fox-and-sons.co.uk/Property/AXM104660](http://fox-and-sons.co.uk/Property/AXM104660)



Property Ref:  
AXM104660 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**