



Seven Steps



STAGS

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West Hill Road, Lyme Regis, Dorset, DT7 3LW

Lyme Regis Beach: 0.7 mile Axminster Station: 5.7 miles Seaton: 7.6 miles

Set in an elevated location with far reaching sea views, this detached home offers a serene coastal outlook from both the garden and the property itself. Complete with the convenience of a garage and private parking,

- Detached property
- Elevated position
- Four bedrooms
- No chain
- EPC D
- Countryside & sea views
- Integral garage
- Ample parking
- Freehold
- Council Tax Band F

Guide Price £795,000

Lyme Regis, a renowned historic coastal town on the picturesque Jurassic Coast, is celebrated for its iconic Cobb. This charming town offers excellent shopping, business, and leisure amenities, along with both primary and secondary schools. The surrounding area is designated as a National Landscape (formerly AONB), providing easy access to the countryside and the South West Coast Path. Additionally, the nearby market town of Axminster offers convenient mainline rail services to Exeter St Davids and London Waterloo.

Occupying an elevated position, the property boasts sweeping coastal and countryside views visible from both the home and its surrounding garden. At the heart of the property is a bright and airy kitchen/diner, complete with double doors opening onto a balcony and a window looking towards the town and the sea. The spacious, triple aspect sitting room features a charming fireplace, creating an inviting space for both relaxing and entertaining. There are three well proportioned bedrooms which are complemented by a well appointed family bathroom. Upstairs, the principal bedroom offers a private retreat with its own ensuite shower room and elevated views over the coastline.

The gardens are predominantly laid to lawn, bordered by mature hedging that offers a sense of seclusion and privacy. From various vantage points within the garden, coastal views can be fully appreciated. Additional features include an integral garage and ample driveway parking, providing both convenience and functionality, as well as a good-sized storage area, accessed from the rear of the house.

All mains services connected (water metered). Gas-fired central heating. Standard and superfast broadband available. Mobile signal likely with Three, EE, O2 and Vodafone (Ofcom).

What3words: ///brightens.expiring.puts





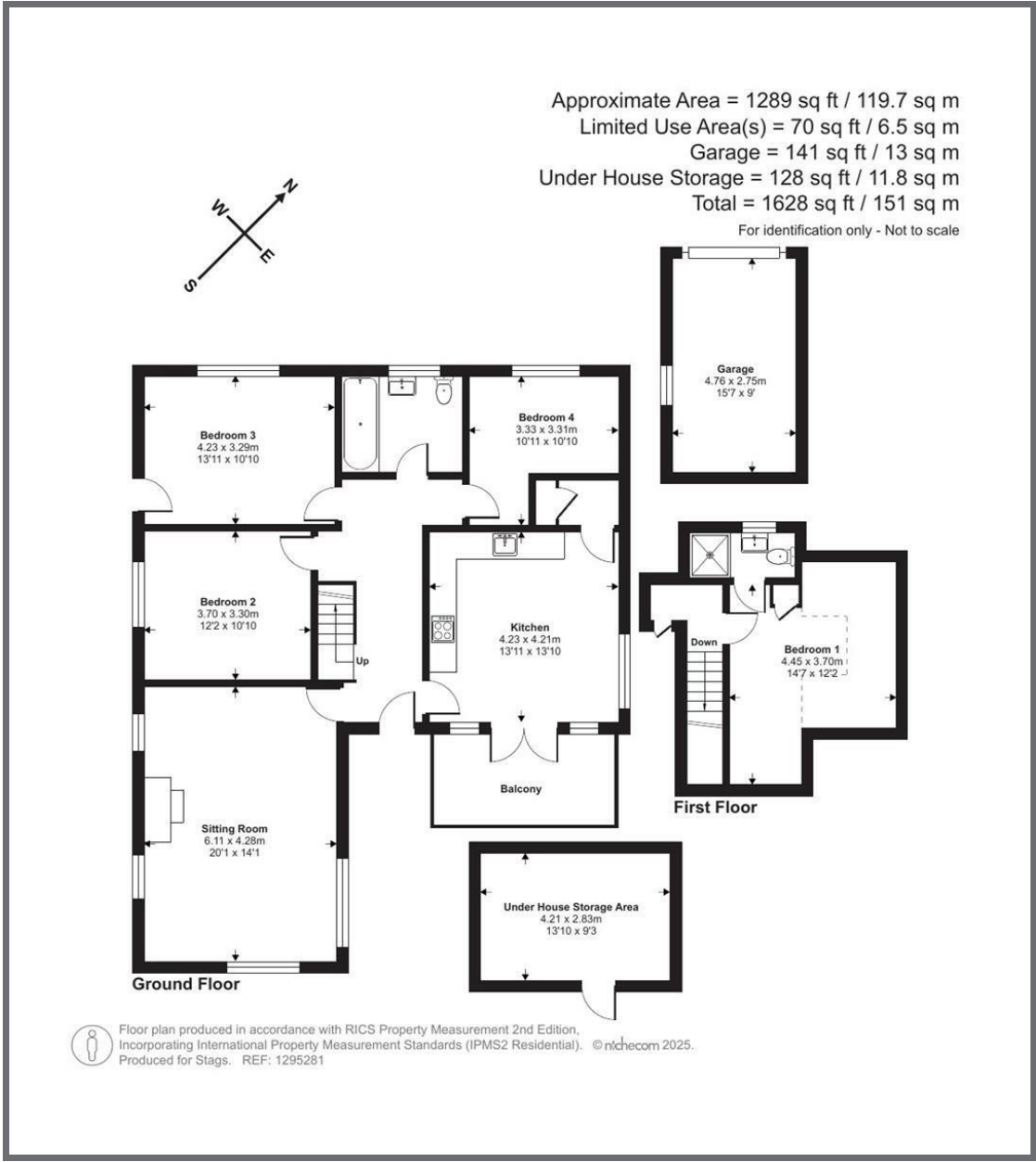
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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