

FORTNAM SMITH & BANWELL



BEACH CHALET

SUNNY TERRACE

PRIME LOCATION

TWO BEDROOMS

SEA VIEWS

POTENTIAL HOLIDAY LET



13 Bowling Green Chalet , Lyme Regis, Dorset, DT7 3LG

£285,000

A rare opportunity to acquire a chalet situated above Monmouth Beach and the bowling green with sea views and a sunny decked terrace.



This very well appointed two bedroom beach chalet, is situated at the eastern end of the Ware Cliffs with views overlooking Monmouth Beach, the Bowling Green and to the sea. An ideal opportunity for a potential purchase to use as a second home or a letting opportunity. The chalet has been well maintained by the current owners and creates a relaxing holiday atmosphere. It briefly comprises: Lounge/Diner with views to the sea and French doors leading to the sun terrace. Kitchen with separate utility. Bathroom. Two double bedrooms and attic room. The Chalet is held on a 25 year renewed lease by Lyme Regis Town Council.

Lyme Regis is famed for its many historic connections and character buildings, and of course, for its well known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require. In addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club. The whole coastline with Lyme Regis and Charmouth at its centre has recently been designated a World Heritage Site commonly known as the Jurassic Coast. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 3/4 hours). Taunton and town of Dorchester is a similar distance. Locally there are primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



The accommodation with approximate measurements comprises:

Side access door to:

Utility 8' 10" x 4' 0" (2.69m x 1.22m)

Appliance space for fridge/freezer.

Storage cupboard.

Door to:

Kitchen 6' 11" x 4' 5" (2.11m x 1.35m)

Fitted with a range of cream units

comprising base cupboards and drawers, matching wall cupboards.

Laminate worktops with stainless steel

inset sink and drainer. Appliance space for freestanding cooker. Tiled flooring.

Fitted shelving. UPVC double glazed obscured window.

Lounge/Diner 9' 6" x 17' 7" (2.89m x 5.36m)

Triple aspect UPVC double glazed windows and French doors leading onto the sun terrace with views to the sea.

TV point. Electric radiator. Wood flooring. Fitted shelving.

Bedroom 1 9' 6" x 6' 2" (2.89m x 1.88m)

UPVC double glazed window. Wood flooring.

Bedroom 2 9' 6" x 6' 1" (2.89m x 1.85m)

UPVC double glazed window. Wood flooring. Ladder to:

Attic Room 9' 3" x 7' 2" (2.82m x 2.18m)

Radiator. Electric.

Bathroom

White suite comprising: Paneled bath with shower attachment. WC. Wash hand basin. Tiled flooring. UPVC double glazed obscured window.

Outside

Elevated timber frame sun terrace with views of the sea and storage space below. Graveled area around the chalet with shrubs.

Services

Mains electricity, water and drainage.

Tenure

Occupancy: March – January 7th

The chalet will have a new 25 year lease to the buyer on completion.

Transfer fee: 10% of the purchase price + VAT will be payable to the council by the buyers.

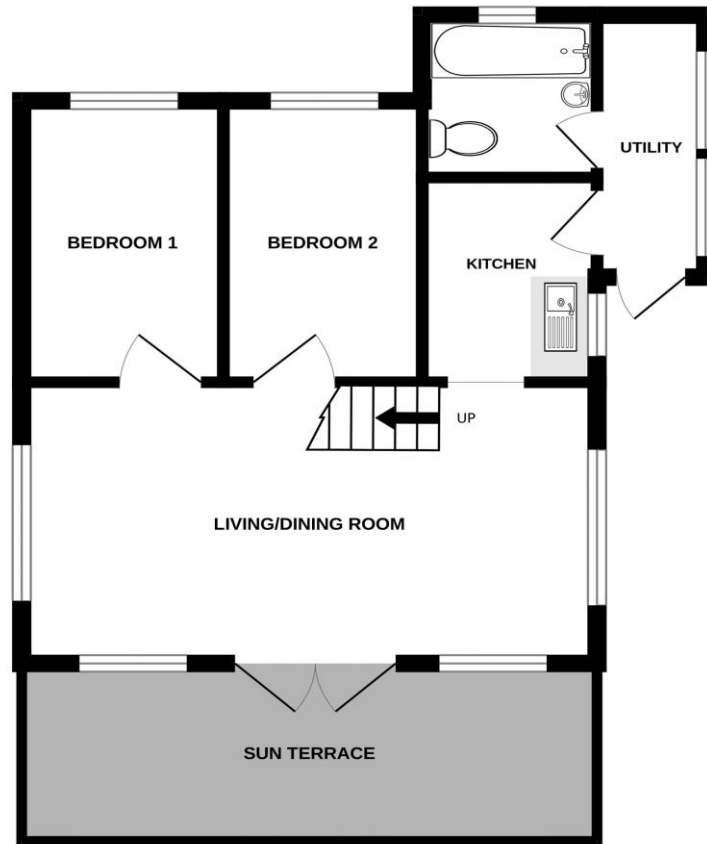
Council Tax band A.

Service charge: Approx £3700 for 22/23. Excluding water rates

Agents Note

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, photographs and floor plans are provided for guidance only.

GROUND FLOOR



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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