

FORTNAM SMITH & BANWELL



POPULAR LOCATION WITH SEA VIEWS

LARGE ROOF TERRACE

GARAGE & PARKING

THREE/FOUR DOUBLE BEDROOMS

BATHROOM & SHOWER ROOM

MATURE LEVEL GARDENS



4 Highcliff Road, Lyme Regis, Dorset, DT7 3EW

£740,000

Situated in a popular residential cul de sac this immaculate detached house has views to the sea and along the West Dorset coastline.



Built in the 1960's this individual detached house is situated in a quiet and sought after residential cul de sac on the western side of Lyme Regis. The property is beautifully presented and has been maintained to a high standard. The property has been extended to provide additional ground floor accommodation and an extensive balcony. We understand that this has been constructed to accommodate a first floor extension (subject to the necessary consents being obtained). The house stands in mature and attractive good size gardens to the front and rear with a driveway providing off road parking for several vehicles. The town centre, Cobb Harbour and beaches are about 1/2 a mile away with local bus services nearby.

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 ¾ hours). Taunton and Exeter are within a radius of about 30 miles with access to the M5 motorway and the county 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.



Entrance Porch

UPVC double glazed door. Tiled flooring. Secondary Oak bespoke door opening to:

Sun Room 17' 11" x 5' 9" (5.46m x 1.75m)

UPVC double glazed windows looking over the front garden with views to the sea. Tiled flooring. Radiator.

Sitting Room 17' 6" x 12' 8" (5.33m x 3.86m)

UPVC double glazed window to front aspect. Log burner with stone surround. Parquet flooring. Radiators. Archway to Dining Room:

Dining Room 12' 1" x 8' 4" (3.68m x 2.54m)

UPVC double glazed sliding doors opening to conservatory. Parquet flooring. Serving hatch to Kitchen. Radiator.

Conservatory 12' 8" x 12' 1" (3.86m x 3.68m)

UPVC double glazed patio doors opening to garden. Tiled flooring. Radiator.

Kitchen 13' 4" x 8' 4" MAX (4.06m x 2.54m)

UPVC double glazed window to rear aspect. Range of wall and base units with wood bloc worksurfaces with tiled splashbacks. Appliance space for upright fridge/freezer, cooker with extractor hood above. Inset sink and drainer. Wall mounted combi boiler.

Utility room 11' 9" MAX x 9' 5" (3.58m x 2.87m)

UPVC double glazed door opening to rear garden with UPVC double glazed windows to rear and side aspects. Wall and base units with wood block worksurfaces and tiled splashbacks. Tiled flooring. Inset sink and drainer. Appliance space for dishwasher, washing machine and dryer. Understair storage cupboard. Radiator.

Cloakroom

UPVC double glazed obscured window. WC. Wash hand basin. Radiator.

Bedroom 4/Study 15' 6" x 8' 0" (4.72m x 2.44m)

UPVC double glazed window to front aspect. Radiator.

First Floor Landing

Stairs rising from ground floor. UPVC double glazed window to side aspect. Insulated and partly boarded loft accessed via ladder. Storage cupboard.

Bedroom 1 13' 5" x 11' 10" (4.09m x 3.60m)

UPVC double glazed window enjoying sea views. Storage cupboard. Fitted wardrobes and dressing table. Radiator.

Bedroom 2 11' 10" x 10' 2" (3.60m x 3.10m)

UPVC double glazed double doors opening to balcony and UPVC double glazed window to side aspect both enjoying sea views, built in cupboard. Radiators.

Balcony

Wrapping around the front and side of the property, decked balcony with metal balustrade enjoying sea views.

Bedroom 3 11' 11" x 9' 0" (3.63m x 2.74m)

UPVC double glazed window. Radiator.

Family Bathroom

UPVC double glazed obscured window. White suite comprising: Panel bath with shower attachment. WC. Wash hand basin. Tiled flooring and part tiled walls. Heated towel rail.

Shower Room

UPVC double glazed obscured window. White suite comprising: Shower cubicle with electric shower. WC. Wash hand basin. Tiled flooring and part tiled walls. Heated towel rail.

Garage 15' 7" x 9' 6" (4.75m x 2.89m)

Accessed via electric up and over door from driveway and internally from utility room. UPVC double glazed window to side.

Parking

Driveway parking for multiple vehicles with EV charging point.

Rear Garden

Enclosed with timber fencing, mainly laid to lawn with flower bed borders providing a variety of mature plants and shrubs. Patio seating area, greenhouse and timber sheds. Gated access to front.

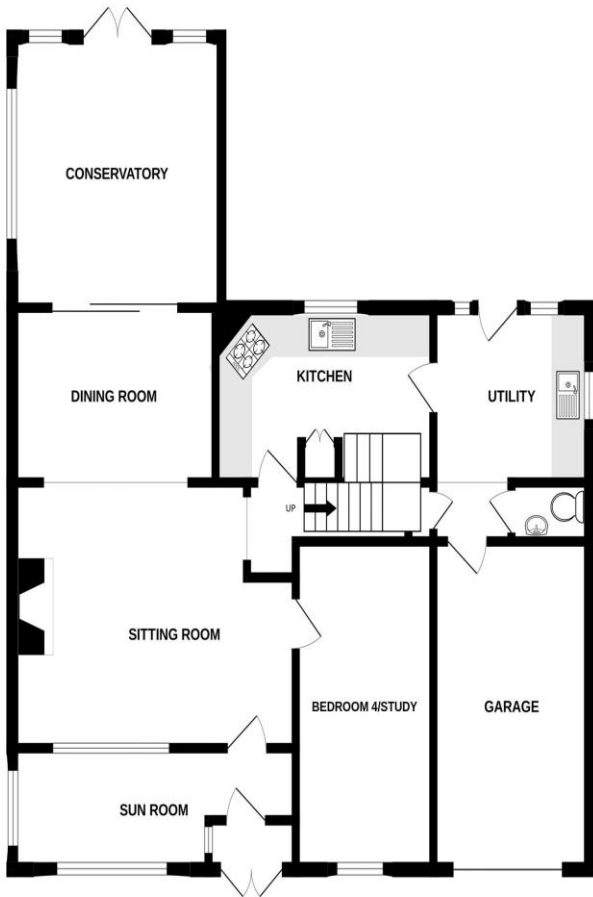
Services

All mains services connected.

Council Tax band E

EPC rating C

GROUND FLOOR



1ST FLOOR



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