

# FORTNAM SMITH & BANWELL



**LUXURY SECOND FLOOR APARTMENT**

**TWO DOUBLE BEDROOMS TWO BATHROOMS (ONE EN-SUITE)**

**SECURE ALLOCATED PARKING & COMMUNAL GARDENS**

**OPEN/PLAN LOUNGE/DINER**

**SUPERB SEA & COASTAL VIEWS**

**EXCELLENT HOLIDAY LETTING POTENTIAL**



**8 Holmcroft, 24, Broad Street, Lyme Regis, Dorset, DT7 3QE**

**£580,000**

# An excellent quality modern second floor apartment quietly tucked away in the heart of town with superb sea views and allocated parking.



Beautifully presented and with lovely views to the sea and along the stunning Jurassic Coast to Golden Cap from the living area and bedrooms, No. 8 Holmcroft is situated in a much sought after exclusive development quietly tucked away yet still in the town centre. Boasting a sleek and stylish interior, featuring premium finishes and designer touches throughout.

Holmcroft completed in 2014 was designed by award winning architects ADG. The property benefits from key code entry gate and communal door, allocated parking space, charming walled communal gardens and a resident's access pedestrian gate into the beautiful Langmoor and Lister gardens with paths to the Marine Parade and beach. At present the property is successfully let through Toad Hall Cottages.

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 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 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 excellent primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



## **The accommodation with approximate measurements comprises:**

Key code entrance door to:

### **Communal Entrance Hall**

A short flight of stairs leads to a passenger lift which takes you to the second floor.

There are also stairs up which lead to a lobby/lift area outside the apartment. The apartment has engineered oak flooring, underfloor heating and the windows are double glazed throughout. Front door leads to:

### **Hallway**

Two storage cupboards one containing gas fired combi boiler and washing machine.

### **Open plan living area 22' 0" x 12' 6" (6.70m x 3.81m)**

Bi folding doors and dual aspect windows opening to a Juliet balcony create an excellent space with superb sea and coastal views. TV point.

### **Kitchen Area**

Fitted with a range of modern white units comprising base cupboards and drawers with matching wall cupboards. Work surface with tiled surrounds, inset sink and drainer. Electric hob with dual oven below and extractor above. Other fitted appliances include Caple fridge/freezer and dishwasher. Space for dining table.

### **Bedroom 1 15' 5" x 10' 6" (4.70m x 3.20m)**

French doors to Juliet balcony with superb sea and coastal views. TV point.

### **Ensuite**

Fully tiled surrounds and flooring. White suite comprising: Bath with shower attachment and glass screen. WC. Wash hand basin. Heated towel rail. Large wall-mounted mirror.

### **Bedroom 2 11' 6" x 8' 10" (3.50m x 2.69m)**

Window with sea and coastal views.

### **Family Bathroom**

Grey tiled flooring and surrounds. White suite comprising: Walk in shower with glass screen. WC. Wash hand basin with vanity unit. Heated towel rail.

### **Outside**

Holmcroft is accessed from Broad Street via a set of remotely operated double gates. To one side there is a secure pedestrian gate (with key code and call entry system). The driveway leads to an allocated parking space for No.8. Steps lead to a beautiful walled communal garden. A secure wooden gate gives access to the Langmoor and Lister public gardens which lead to the Marine parade and beach.

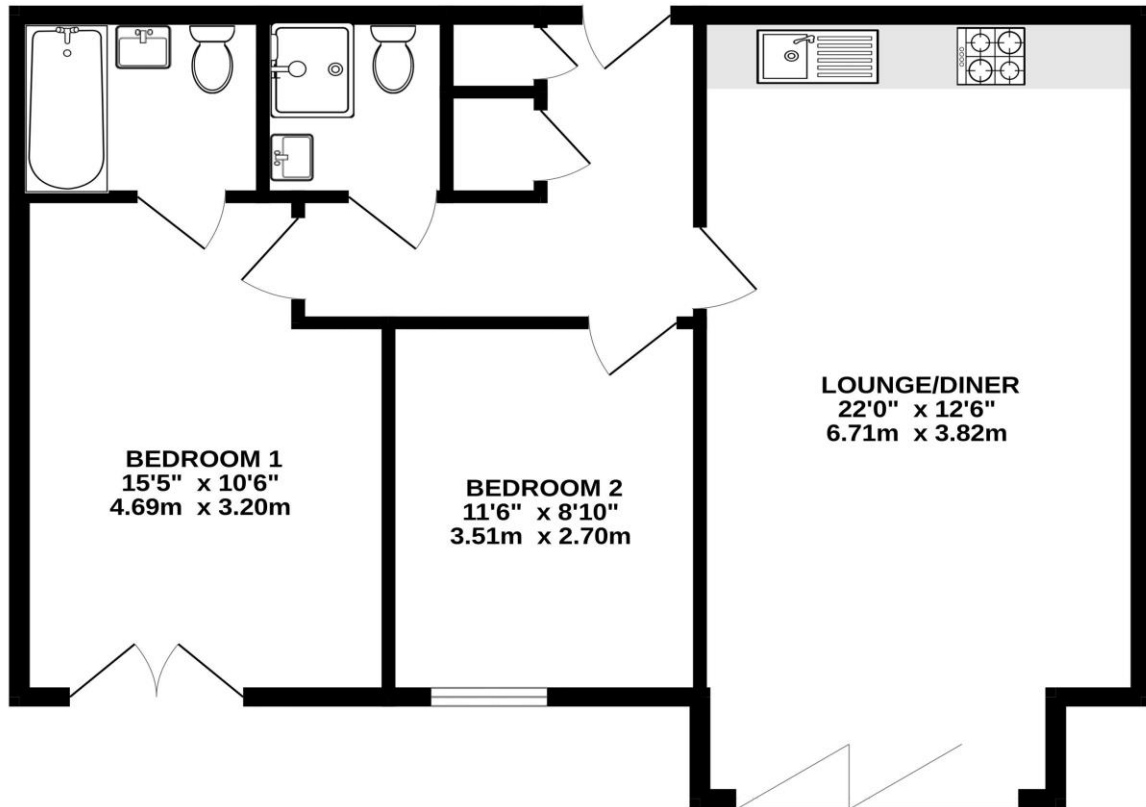
### **Tenure & Maintenance**

The property is held on a 999 year lease starting in 2014. The freehold was transferred to a management company in which all apartment owners are equal shareholders. The current maintenance charge is £551 per quarter as of 2024 which covers the cost of buildings insurance, maintenance/repair of communal areas and utility costs for the outside lighting, powered gateway and lift maintenance. Council Tax Band N/A EPC Rating B

### **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 provided for guidance only.

## SECOND 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.

### **DATA PROTECTION ACT 1998**

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