

FORTNAM SMITH & BANWELL



DETACHED CHALET BUNGALOW

EXTENSIVE SEA VIEWS

SOUTH FACING MATURE GARDEN

DESIRABLE LOCATION

FOUR BEDROOMS

CAR PORT & PARKING



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

£725,000

A DETACHED FOUR BEDROOM PROPERTY IN A SOUGHT-AFTER RESIDENTIAL AREA WITH EXTENSIVE SEA VIEWS.



Situated in a sought after residential location on the western side of Lyme Regis with the town centre, seafront and beaches only 1/2 a mile away with a regular bus service passing on Sidmouth Road. Close by is access to National Trust Land and Coast path through Ware Cliffs.

This spacious 1950's detached bungalow built to traditional specifications briefly comprises: Entrance hall with feature spiral staircase and cloakroom. Spacious L shaped lounge with excellent sea views. Conservatory with superb sea views and French doors leading to the sunny rear garden. Fully fitted kitchen with access to covered side passage. Two double bedrooms with the master benefitting from sea views. A family bathroom completes the ground floor accommodation. Two further bedrooms with sea views and a large store room can be found on the first floor. The property is approached via a tarmac driveway and carport that provide ample parking for several vehicles. Both the front and rear gardens boast a variety of shrubs with the extensive terraced rear garden enjoying a southerly aspect being a particular feature of the property.

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.



The accommodation with approximate measurements comprises:

Recessed porch and front door to:

Entrance Hall

Spiral staircase to first floor with glazed and wrought iron balustrade. Pine flooring. Door to:

Bathroom

White suite comprising: Walk in shower with glass screen. WC. Wash hand basin. Heated towel rail. Marble tiled flooring. Tiled surrounds. 2 UPVC double glazed obscured windows.

Lounge 19' 3" x 18' 0" MAX (5.86m x 5.48m)

With excellent sea views via south facing triple aspect UPVC double glazed windows. Pine flooring. Polished stone fireplace with hardwood surround. French doors to:

Conservatory 12' 3" x 8' 3" (3.73m x 2.51m)

UPVC double glazing to 3 elevations providing superb sea views. Tiled flooring with underfloor heating. French doors leading to steps down to rear garden.

Kitchen 14' 0" x 8' 0" (4.26m x 2.44m)

Fitted with a range of solid Oak base cupboard and drawer units with matching wall cupboard and wall trim. Work surfaces with inset 1 1/2 bowl stainless steel sink and tiled surrounds. Integral induction hob with cooker hood above. Built in double oven and dishwasher. Dual aspect UPVC double glazed windows providing sea views. Tiled flooring. TV point. Door to:

Covered side passage

Doors to both front and rear gardens.

Inner hall

Built in heated cupboard houses washing machine.

Bedroom 1 13' 6" x 10' 6" (4.11m x 3.20m)

Dual aspect UPVC double glazed windows providing sea views. Fitted double wardrobe and further Oak dresser.

Family Bathroom

White suite comprising: Jacuzzi bath. Walk in shower with rainfall shower attachment. WC. Wash hand basin. Heated towel rail. Fully tiled surrounds. Underfloor heating. Two UPVC double glazed windows.

Bedroom 2 12' 0" x 12' 0" (3.65m x 3.65m)

Dual aspect UPVC double glazed windows over looking front garden.

First Floor Landing

Full width cupboards. UPVC double glazed windows. Door to:

Bedroom 3 12' 3" x 9' 8" (3.73m x 2.94m)

Dormer window with excellent sea views. Sloping ceilings. Door to:

Store Room 12' 0" x 9' 8" (3.65m x 2.94m)

Potential ensuite. Gable end window. Access to eaves storage.

Bedroom 4 9' 10" x 8' 0" (2.99m x 2.44m)

UPVC double glazed window. Sloping ceilings.

Outside

Approached via a tarmac driveway which leads to a car port with side access and adjacent gravelled area. The front garden is mainly laid to lawn and enclosed by a variety of shrubs and flowers. Side access gate leading to:

The large and attractively laid out rear garden including three terraced lawns, paved patio areas, a variety of shrubs and small trees and a small pond. Below the sitting room and conservatory there is access useful storage areas housing the boiler and door to workshop.

Services

We are advised that all mains services are connected.

EPC Rating E.

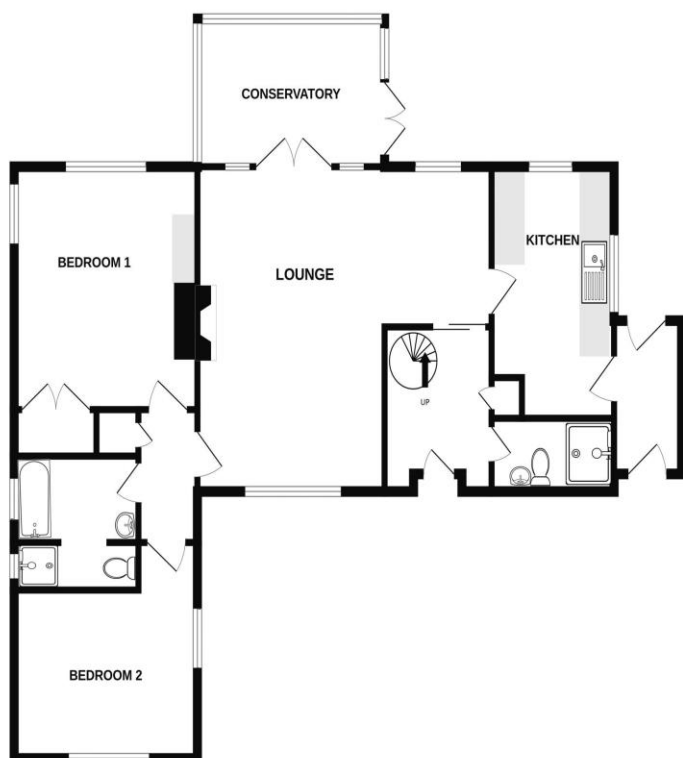
Tax Band E.

Planning permission granted. Application number: P/HOU/2022/02503

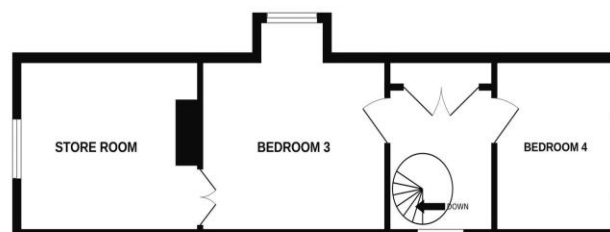
Agents Note

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

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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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