

FORTNAM SMITH & BANWELL



DETACHED FAMILY HOME

VIEWS OF THE SEA AND COASTLINE

MATURE LEVEL GARDEN

FOUR BEDROOMS

THREE RECEPTION ROOMS

AMPLE PARKING & DOUBLE GARAGE



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

£685,000

A spacious 1960's detached family home situated in a desirable location on the western side of Lyme Regis with mature garden and views of the sea and Jurassic coastline.



2 Highcliff Road is a three bedroom 1960's detached home that occupies a lovely position in a quiet and sought after cul de sac comprising of just 12 individual homes. It is within walking distance of the centre of Lyme Regis, the iconic Cobb Harbour, seafront and beaches, as well as the South West Coast path.

The accommodation boasts many period features including, lovely high ceilings, cornicing, a period fireplace and briefly comprises: Porch with new aluminium double doors. Entrance hall. Dual aspect lounge with sliding doors leading onto the garden. Kitchen with sea glimpses and separate dining room. Study with doors to garden. Utility room with skylight window. Integral garage with doors to the driveway. On the first floor there is three double bedrooms, two with sea views and double wardrobes and one with ensuite shower room. A single bedroom and family bathroom complete the first floor accommodation. Externally the front of the property is mainly laid to lawn and enclosed with flowerbeds and shrubs and includes a sunny south facing patio. The driveway provides parking for 2/3 vehicles. The rear garden is a particular feature of the property with an interesting variety of flowers, shrubs and trees creating a peaceful and secluded setting. A patio extends across the back 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:

Front entrance porch with aluminum doors and tiled flooring. Door to:

Entrance Hall

Understair storage cupboard. Door to:

Lounge 20' 0" x 17' 10" (6.09m x 5.43m)

Sliding doors to garden. Two further UPVC windows. Gas fireplace. TV point. Sliding doors to:

Dining Room 9' 11" x 11' 11" (3.02m x 3.63m)

Aluminum doors to rear garden. Two radiators. Door to:

Kitchen 9' 11" x 12' 11" (3.02m x 3.93m)

Fitted with a range of wood units comprising base cupboards and drawers, matching wall cupboards. Built in oven and microwave. Four ring gas hob with extractor above. Laminate worktops with inset composite sink and drainer. Breakfast bar. Gas boiler. Radiator. Appliance space for dishwasher. Tiled surrounds. UPVC double glazed window with views of the sea. Door to:

Inner Hall

Door to front driveway. Skylight.

Study 12' 2" x 9' 1" (3.71m x 2.77m)

Sliding doors to garden.

Utility room

Fitted with a range of units comprising base cupboards and drawers, matching wall cupboards. Laminate worktops with inset stainless steel sink and drainer. Appliance space for washing machine, tumble dryer, fridge/freezer.

First Floor Landing

Stairs up front entrance hall. Two UPVC windows. Storage cupboard above staircase.

Bedroom 1 16' 1" x 12' 0" (4.90m x 3.65m)

Dual aspect room with sea and coastal views. Four fitted wardrobes. Two radiators.

Bedroom 2 12' 0" x 12' 1" (3.65m x 3.68m)

UPVC window with views over the garden. Fitted double wardrobe. Radiator. Door to:

Ensuite

White tiled suite comprising: Walk in corner shower. WC. Wash hand basin. Radiator. UPVC obscured window.

Bedroom 4 9' 7" x 5' 4" (2.92m x 1.62m)

Two UPVC windows. Radiator.

Bedroom 3 9' 11" x 7' 5" (3.02m x 2.26m)

UPVC window with sea views. Radiator.

Family Bathroom

Coloured suite with tiled surrounds comprising: Bath with shower attachment. WC. Wash hand basin. Heated towel rail. UPVC obscured window. Laminate flooring.

Outside Front

Approached via a paved driveway leading to the garage and front door with side access and the front garden which is mainly laid to lawn and enclosed by a variety of shrubs and flowers. Paved patio. Side access gate leading to:

Rear Garden

Paved patio seating areas. Mainly laid to lawn with useful store shed and enclosed by a variety of trees and shrubs.

Garage/workshop 10' 0" x 17' 5" (3.05m x 5.30m)

Aluminum doors to driveway. UPVC window. Power.

Services

All mains services connected.

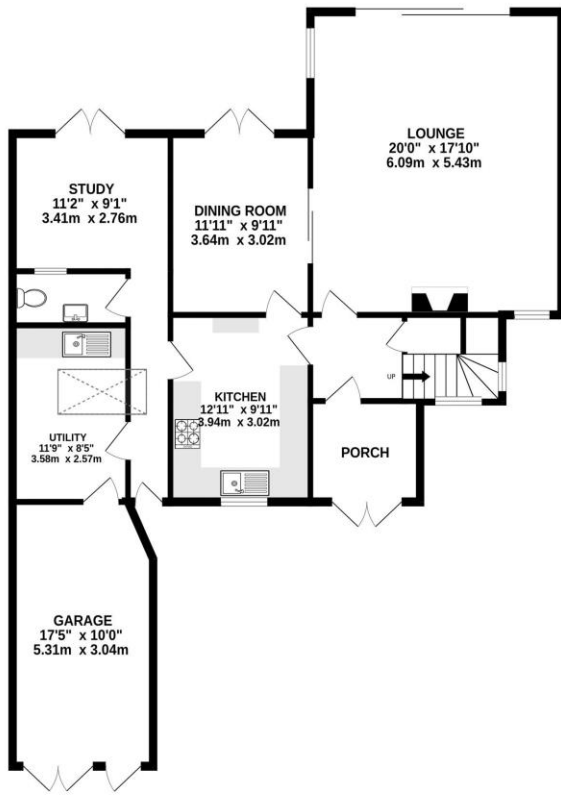
EPC Rating D.

Tax Band F.

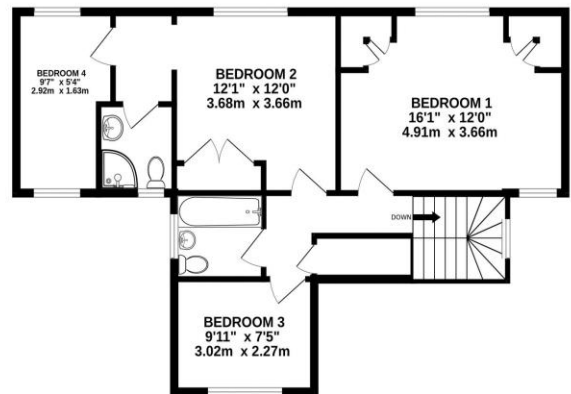
Agents Note

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
Made with Metropix ©2024

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

Personal information provided by customers wishing to receive information and/or services from the estate agent and Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.