



A unique self contained second floor flat in a classic Georgian Grade II listed property, enjoying stunning views of Lyme Bay, the Dorset coastline to Golden Cap and Portland, with the famous Cobb Harbour in the foreground. To the west the flat also has good views of the cliff-top farmland in Ware Lane and the sea towards Start Point.

Guide Price £285,000

7 Gatesfield House, Sidmouth Road, Lyme Regis, DT7 3EQ

FORTNAM
SMITH & BANWELL

- **SECOND FLOOR APARTMENT**
- **PANORAMIC SEA AND COASTAL VIEWS**
- **SPACIOUS LOUNGE/DINER**
- **TWO PARKING SPACES**
- **COMMUNAL GARDENS**
- **GRADE II LISTED BUILDING**

Gatesfield House is one of the finest period houses in Lyme Regis, set in a stunning location on the western side of the town, about 1/2 mile from the centre and seafront. The property was skillfully converted into seven apartments in the 1980's with great care being taken to retain the original features. Flat 7 comprises the top level of this classic Georgian property enjoying the most spectacular sea and coastal views.

The accommodation briefly comprises:

Hardwood front door to:

Lower Hall: Gas meter. Semi spiral stone staircase to upper level (46 steps in all). High level radiator near top of stairs.

Landing: Telephone point. Radiator.

Lounge/Diner: 23'6" x 18' (7.16m x 5.49m) Three windows with 180' degree panoramic sea views directly overlooking the Cobb Harbour. Victorian cast iron fireplace. Storage cupboard. Two radiators. Ample power units. Two steps up to:

Kitchen: 8'6" x 7'6" (2.59m x 2.29m) Fitted with a range of white units comprising base cupboards and drawers. Electric cooker. Washing Machine. Fridge. Laminate worktops with inset steel sink and drainer. In need of updating.

Bedroom: 15' x 10'8" (4.57m x 3.25m) Sash window. Power points. Radiator. Adjoining this room is a roof void storage area measuring 14' x 11'ft.

Bathroom: Fitted panelled bath with shower attachment. Wash hand basin. WC. A large high level cupboard housing Vaillant gas combi boiler. Two radiators. Two sash windows. In need of updating.

Outside: One of the great features of Gatesfield is the extensive communal gardens and grounds which are secluded with a southerly aspect and enjoy wonderful panoramic sea views. Two parking spaces.

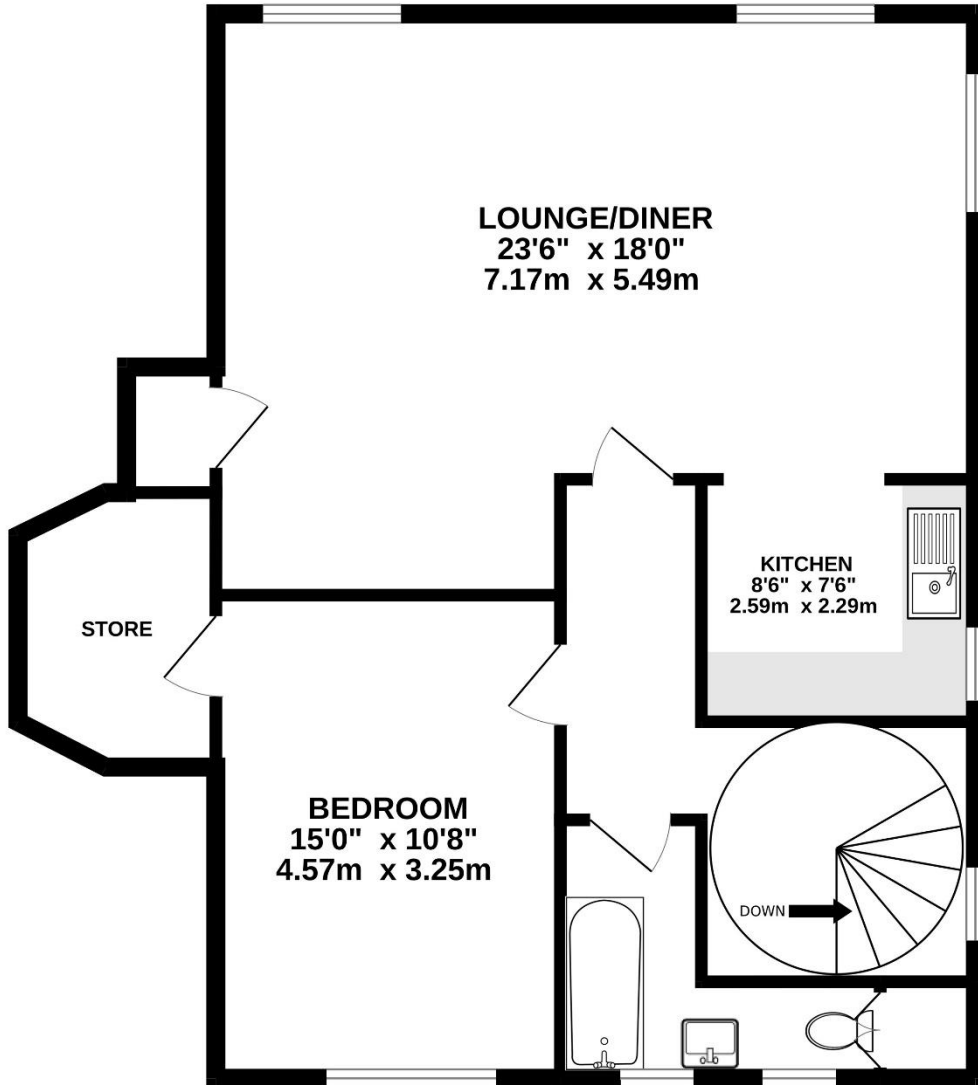
Tenure: The apartment is held on a 999 year lease from 1985 with the freehold vested in a management company whose shareholders are the seven flat owners. The company is responsible for the maintenance, insurance and general management of the building and communal gardens and grounds. The current service charge is £600 per quarter along with an additional charge of £650 per quarter (for the next 8 years) into a roof fund account. Ground Rent £10 pa. **COUNCIL TAX BAND C. EPC Rating N/A.**

Services: All mains services are connected.

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, the Marine Theatre, a cliff top golf course and a bowling club. The town is situated on the beautiful 95 mile stretch of the Dorset and East Devon coast, known as the Jurassic Coast, which was designated a World Heritage Site in December 2001. Lyme Regis 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.



SECOND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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