

FORTNAM SMITH & BANWELL



SPACIOUS MAISONETTE

WALKING DISTANCE TO TOWN AND BEACHES

ALLOCATED PARKING SPACE

TWO DOUBLE BEDROOMS

EXCELLENT SEA & COASTAL VIEWS

NO ONWARD CHAIN



Puffins 3 Kersbrook Gardens, Lyme Regis, Dorset, DT7 3JL

£274,950

Conveniently located a few minutes walk from the town, shops and seafront this two bedroom maisonette benefits from outstanding sea and coastal views.



3 Kersbrook Gardens is a spacious two bedroom maisonette, built in the 1980s and located in an elevated position close to the town Centre of Lyme Regis and the historic Cobb harbour. It benefits from amazing views of the coast and sea and an allocated parking space.

The property requires updating and briefly comprises: Lounge with excellent sea views. Kitchen. Two double bedrooms with the larger benefitting from excellent sea views. A family bathroom completes the accommodation. There is an outside store and allocated parking space.

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:

Entrance door to:

Hall

Radiator. Built in cupboards. Window to side. Stairs rising to:

First Floor Landing

Staircase to second floor. Doors off to:

Lounge 13' 0" x 12' 3" (3.96m x 3.73m)

Double glazed window with excellent sea and coastal views. Built in cupboard. Fitted shelving and radiator.

Bedroom 2 12' 2" x 9' 10" (3.71m x 2.99m)

Radiator. Window to rear. Built in cupboard.

Kitchen 8' 1" x 7' 10" (2.46m x 2.39m)

Fitted with a range of wood units comprising base cupboards and drawers, matching wall cupboards. Laminate worktops with inset stainless steel sink and drainer. Appliance space for fridge/freezer and plumbing for washing machine. Tiled splashbacks. Wall mounted Ideal gas combi boiler (new August 2022). Window to rear.

Bathroom

Suite comprising: WC. Pedestal hand basin. Panelled bath with tiled surround and shower attachment. Extractor fan.

Second Floor Landing

Velux window. Door to:

Bedroom 1 14' 7" x 12' 5" (4.44m x 3.78m)

Radiator. Window with excellent sea views. Eaves storage cupboards. Velux window. TV point.

Outside space

Kersbrook Gardens is a small development of just six properties located off Pound Road and within easy reach of Lyme Regis town centre, local amenities and the seafront. No.3 is approached via an archway and leading to an allocated parking space, front entrance door, there is a good sized store room with door adjacent to front door.

Services

All mains services connected.

Local authority: Dorset council

Council tax band: B.

EPC Rating: TBA

Tenure: Freehold

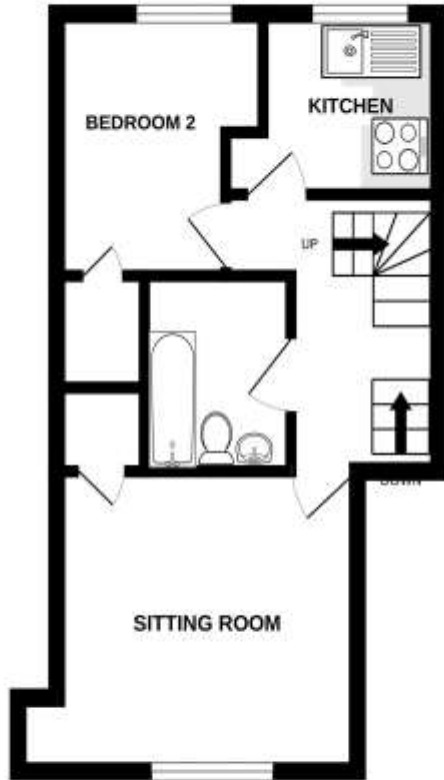
We understand that the roadway and rear garden for Kersbrook Gardens are subject to shared access and use rights, and form part of the title for No. 3, with each property contributing towards the cost of maintenance.

A planning application has been submitted for a nearby property to seek consent to convert it from a nursing home to a hotel (P/FUL/2024/00833)

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.

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.1 sq.m.) approx.



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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