

FORTNAM SMITH & BANWELL



MODERN SEMI DETACHED HOUSE

SEA VIEWS

POPULAR LOCATION

THREE BEDROOMS

GARAGE & PARKING

GARDENS + TERRACE



54 Henrys Way, Lyme Regis, Dorset, DT7 3BW

£385,000

A three bedroom semi detached three storey house located in a popular cul de sac on the Eastern side of the town with sea views, garden, garage and parking.



Found on the Eastern side of Lyme Regis, 54 Henrys Way is one of just twenty two properties in the popular Admiral Heights development that was built approximately 18 years ago. The property, found in a popular residential area has been well maintained by the present owners and is currently run as a successful holiday let through Lyme Bay Holidays.

With UPVC double glazed windows and gas central heating throughout the property briefly comprises: Three bedrooms with the master (with ensuite) and bedroom two benefitting from views across the town and to the sea from the upper floors. A galley style kitchen. Family bathroom. A good sized sitting/dining room with French doors leading out to the rear enclosed decking that has recently been extended, steps down leads to a garden and further paved patio seating area. A garage and parking space are found at the side 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 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:

Front door to:

Entrance Hallway

Radiator. Door to:

Sitting/Dining Room 12' 8" x 14' 6" (3.86m x 4.42m)

Two UPVC double glazed windows to side and rear of the property. Useful under stairs storage cupboard. Radiator. TV point. UPVC French doors to secluded rear garden. From entrance hallway door to:

Kitchen 5' 8" x 10' 6" (1.73m x 3.20m)

Fitted with modern white units comprising base cupboards, drawers and matching wall cupboards. Partially tiled walls. Integrated appliances include washing machine, dishwasher and fridge-freezer. Inset 4 ring gas hob with extractor fan above. Built in Zanussi grill and oven. Laminate work surfaces with inset stainless steel sink and drainer with mixer tap. UPVC double glazed window to front elevation. Concealed combi boiler. Laminate flooring.

Cloakroom

White suite comprising WC. Corner wash hand basin with tiled surround. Radiator. UPVC obscured double glazed window to front elevation.

First Floor

Landing

Stairs rise to second floor. Radiator. Doors off to:

Bedroom 2 12' 8" x 8' 11" MAX (3.86m x 2.72m)

Two UPVC double glazed windows benefiting from views across the town and to the sea. Radiator. TV point. Connecting door to Bathroom.

Family Bathroom

White suite comprising WC, wash hand basin with mixer tap, heated towel rail, panelled bath

with shower attachment and shower screen. Half tiled walls. Laminate flooring. Extractor fan. UPVC obscured window.

Bedroom 3 12' 7" x 7' 6" MAX (3.83m x 2.28m)

Two UPVC double glazed windows to front elevation. Radiator. Stairs rise to first floor.

Second floor

Storage cupboard.

Master Bedroom 16' 3" x 9' 0" (4.95m x 2.74m)

UPVC double glazed window benefitting from views over the town to the sea. Radiator. TV point.

Ensuite

White suite comprising WC, wash hand basin, heated towel rail, shower cubicle with glass door. Laminate flooring. UPVC obscured double glazed window.

Outside

Front

To the side of the property is a brick paved parking space and single garage with electric.

Rear

The rear garden is enclosed with hedging and timber fencing. Newly extended decking with steps down to lawn and a further private paved patio. Access back to the front of the property via a pedestrian gate.

Services

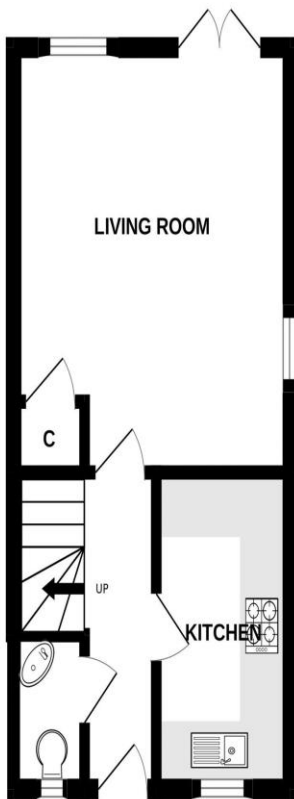
All mains services are connected. Gas central heating.

Agents Note

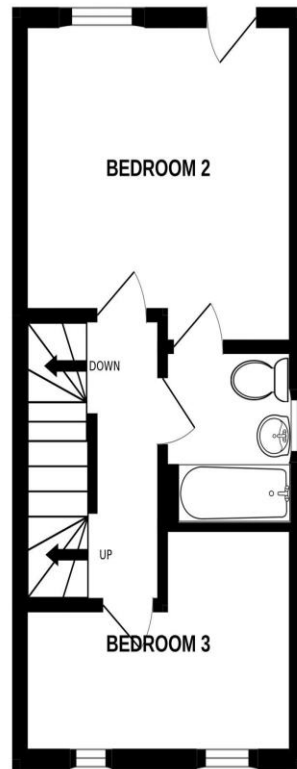
A maintenance charge of £100 pa covers the maintenance of the private road immediately in front of the house and shared with the other houses in the same row

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 approximate, photographs and floor plans are provided for guidance only.

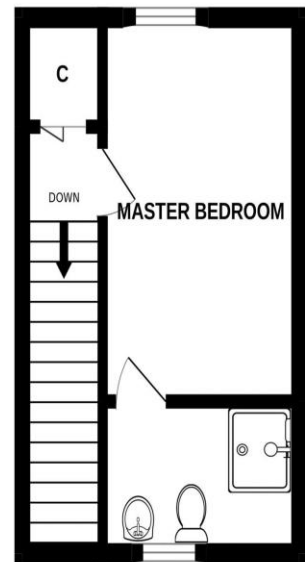
GROUND FLOOR



1ST FLOOR



2ND 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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