

FORTNAM SMITH & BANWELL



ATTRACTIVE DETACHED HOUSE

EASY WALK TO TOWN & SEAFRONT

POPULAR RESIDENTIAL LOCATION

TWO DOUBLE BEDROOMS

VIEWS OVER THE TOWN & COAST

WORKSHOP & OFFICE



6 Portland Court, Lyme Regis, Dorset, DT7 3ND

£439,500

A spacious detached two bedroom house located in a popular residential location with far-reaching views over the town and the Jurassic coast.



Situated in a popular residential location, 6 Portland Court was built in the 1970s and is within easy reach of the town centre and seafront in Lyme Regis. The property has been under the current ownership since 1990 and later been extended. Gas-fired central heating, cavity wall insulation and double glazing throughout the property briefly comprises: Reception hall with doors to the balcony and study. Living/dining room with views over the town and coast. Kitchen with separate utility room. Office/study. Shower room and separate WC complete the ground floor accommodation. Two double bedrooms with the master having an ensuite and both benefitting from built in wardrobes. Externally a parking space leads to a former garage now converted to a store/workshop. The front garden is mainly laid to shingle with a range of shrubs and plants. At the rear is a raised balcony and lawned garden.

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 (and is commonly known as the Jurassic Coast), putting it in the same category as the Grand Canyon. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 3/4 hours). The market town of Bridport is approximately 7 miles distant, with Taunton and Exeter within a radius of about 30 miles with access to the M5 motorway. The county town of Dorchester is within a similar distance.



The accommodation briefly comprises:

Front entrance door to:

Entrance Hall

Stairs down to lower ground floor. Sliding patio doors to balcony. Store cupboard.

Lounge/Diner

Triple aspect room enjoying views over the town and coast. Patio doors to balcony. TV point. Electric wall mounted fireplace.

Kitchen

Fitted with a comprehensive range of wood effect units comprising base cupboard and drawers with matching wall cupboards. Wood effect laminate worktops with inset single bowl stainless steel sink and drainer. Integrated appliances include: Four ring gas hob and electric oven. Space for dishwasher. Window overlooking front garden. Laminate flooring.

Utility

Side access door and window. Appliance space for fridge/freezer, washing machine and dryer.

Shower Room

White suite comprising: Walk-in shower with glass screen. WC. Wash hand basin. Obscured window. Tiled surrounds. Separate WC with obscured window and wash hand basin.

Study

Window with views over the town. Door to:

Store Room

Former garage with original door. Fitted shelving.

Lower Ground Floor

Master Bedroom

Sliding doors leading to rear garden. Fitted double wardrobe.

Ensuite

Cream suite comprising: Bath. WC. Wash hand basin. Tiled surrounds. Obscured window.

Bedroom 2

Window overlooking rear garden. Fitted double wardrobe.

Outside

Front

Paved parking space in front of former garage. Paved terrace. A landscaped garden houses a variety of shrubs and plants and is mainly laid to shingle for ease of maintenance. Steps to the side of the property lead down to:

Rear Garden

There is a lawned garden at the rear of the property bordered by hedging.

Balcony

The raised balcony is a particular feature of the property making the most of the excellent far-reaching town and coastal views.

Services

All mains services. Gas-fired central heating.

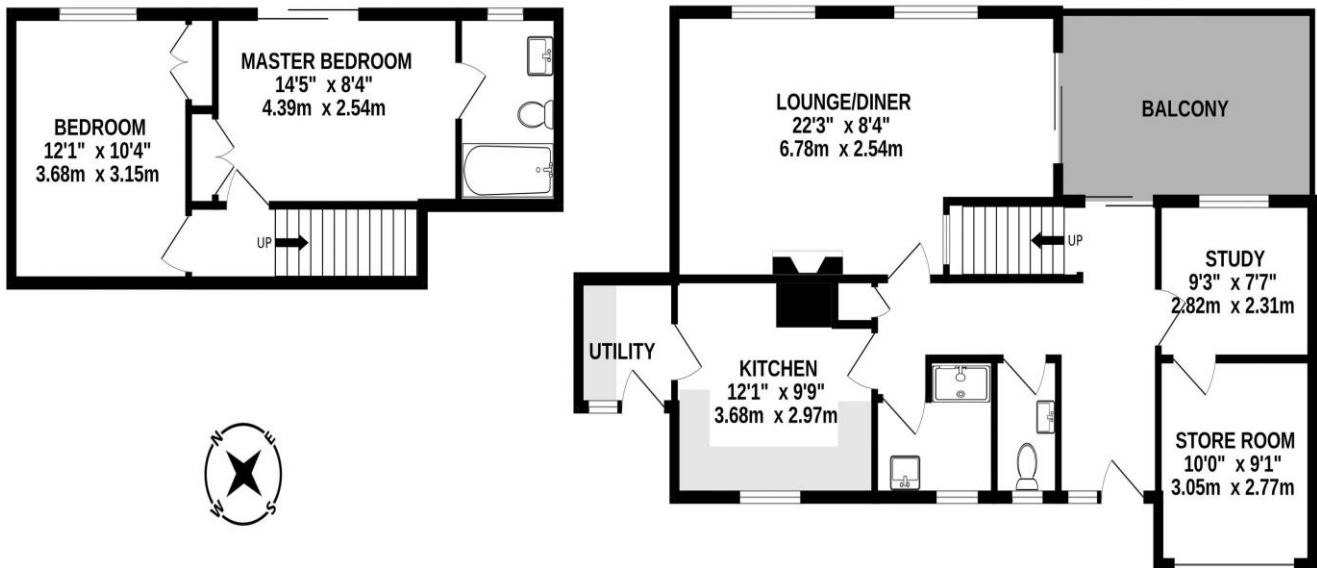
Agents Note

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.

Council Tax Band D EPC Rating D

LOWER GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.

GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1184sq.ft. (110.0 sq.m.) approx.
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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