

# FORTNAM SMITH & BANWELL



**FIRST FLOOR APARTMENT**

**TWO DOUBLE BEDROOMS**

**TOWN CENTRE LOCATION**

**VALLEY VIEWS**

**NO CHAIN**



**The Flat Pitt House, Broad Street, Lyme Regis, Dorset, DT7 3QF**

**£245,000**

# A well presented two bedroom first floor apartment situated in the heart of the town and a short walk from the seafront and beaches.



Situated in a central position close to local amenities this well presented apartment comprises two good sized double bedrooms, modern bathroom, kitchen and lounge with views across the Lym Valley.

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 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 primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



## The accommodation with approximate measurements comprises:

Communal door to:

### Entrance Hallway

Wood panelled door with stairs rising to landing with fitted coat hooks.

Door to:

### Kitchen 11' 9" x 6' 9" (3.58m x 2.06m)

Ivory wall and base mounted units with laminate worktops. Inset composite sink with drainer with tiled surrounds.

Appliance space for cooker and fridge/freezer. Vinyl flooring. UPVC double glazed window to front.

### Lounge 10' 1" x 11' 3" (3.07m x 3.43m)

UPVC double glazed window with views across Lym Valley. TV point. Built in shelving. Telephone point.

### Bedroom 1 12' 3" x 9' 0" (3.73m x 2.74m)

UPVC double glazed bay window. Views across Lym Valley.

### Bedroom 2 9' 0" x 9' 2" (2.74m x 2.79m)

UPVC double glazed window to front. Exposed wood flooring.

Door from landing to:

### Bathroom

Recently fitted white suite comprising WC, bath with glass shower screen, electric power shower over bath and blue tiled surrounds, wash basin with vanity unit. Wall mounted units. Purpose

built washing machine and housing for hot water cylinder.

### Tenure

99 Year lease starting in 1999 (76 years remaining). 50% share of external maintenance. Ground rent £10 pa. Potential to holiday let with consent from the landlord.

### Services

Mains electric, drainage and water.

### Local Authority

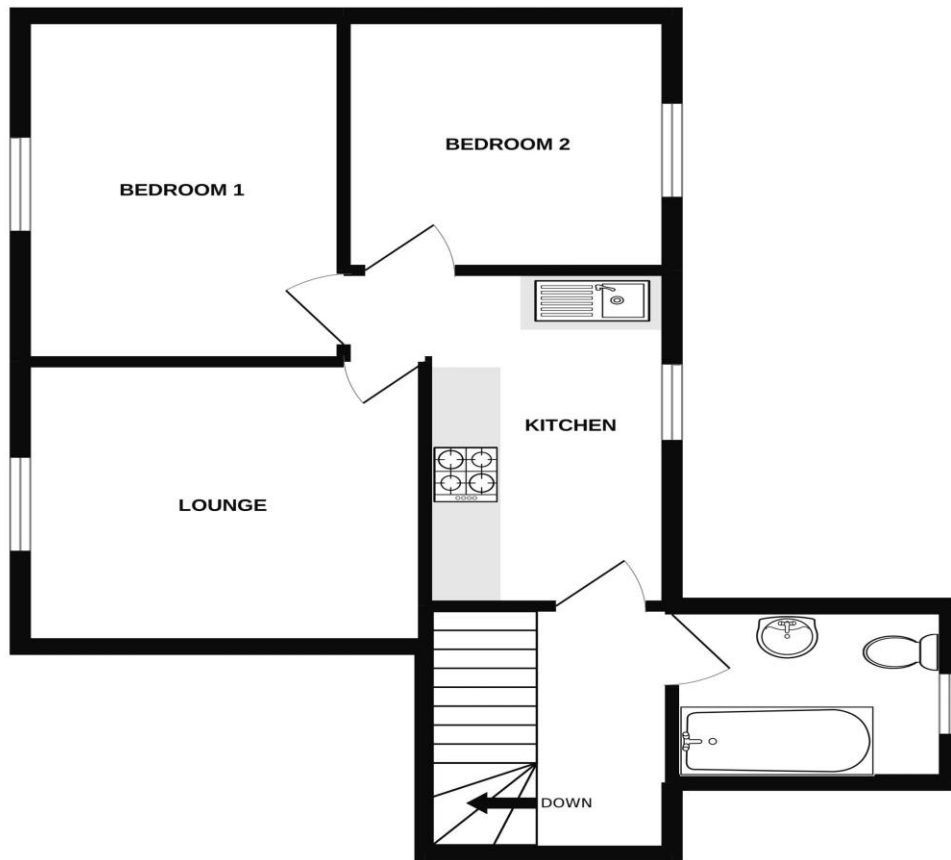
Dorset Council. Tax Band A. EPC rating G.

### Agents Note

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 floorplans are provided for guidance

Energy performance certificate (EPC)		
Flat Flat House Broad Street LYMINGTON DT7 3DF	Energy rating <b>G</b>	Valid until 9 August 2032 Certificate number: 0320-2591-9180-2102-0331
Property type	Top-floor flat	
Total floor area	49 square metres	
Rules on letting this property		
<b>!</b> You may not be able to let this property		
<small>This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).</small>		
<small>Properties can be rented if they have an energy rating from A to E. The <a href="#">recommendations section</a> sets out changes you can make to improve the property's rating.</small>		

## FIRST 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**

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.