

FORTNAM SMITH & BANWELL



GROUND FLOOR FLAT

TWO DOUBLE BEDROOMS

VIEWS OVER THE TOWN TO THE SEA

SUNNY FRONT & REAR GARDENS

ALLOCATED PARKING SPACE

MAGNA HOUSING RESTRICTION



48 Anning Road, Lyme Regis, Dorset, DT7 3EB

£235,000

A well maintained two bedroom ground floor flat with sea views, parking and gardens, conveniently situated a short walk from the town and seafront.



Situated in a popular residential location close to the primary school, local shop, bus route and within walking distance of the town and seafront this ground floor apartment comprises: Entrance hall, kitchen, bathroom, lounge with bay window and two double bedrooms. The apartment has its own private gardens to the front and rear, allocated parking space, gas central heating and UPVC double glazed windows.

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 briefly comprises:

Entrance door to:

Hallway

UPVC double glazed window. Laminate flooring. Two storage cupboards. Telephone point. Radiator.

Lounge 13' 0" x 13' 10" (3.96m x 4.21m)

A large UPVC double glazed window enjoying fine views over the Lyme Regis town to the sea. Gas fireplace. Television point. Radiator. Laminate flooring.

Bedroom 2 12' 10" x 9' 7" (3.91m x 2.92m)

UPVC double glazed window looking over attractive rear garden. Radiator.

Kitchen 9' 5" x 9' 4" (2.87m x 2.84m)

A modern fitted kitchen comprising fitted white wall and base units with wood effect laminate roll edge work surfaces, inset one and a half bowl sink with tiled splash backs. Laminate flooring. Fitted appliances include four ring gas hob, cooker and washing machine. Wall mounted gas combi boiler. Two UPVC double glazed windows and UPVC double glazed door providing access to the rear garden.

Bedroom 1 12' 11" x 11' 11" (3.93m x 3.63m)

Good sized double bedroom with a UPVC double glazed window overlooking the rear garden. Fitted triple wardrobe. Radiator.

Bathroom

A modern white suite comprising WC, wash hand basin, bath with wall mounted shower and glazed shower screen, heated towel rail. Part tiled walls. Laminate flooring. Extractor fan. Obscured UPVC double glazed window.

Outside

Front

Allocated parking space. The front garden has been landscaped and houses a variety of shrubs and plants. A paved seating area provides an excellent space for al fresco dining and to enjoy the sea views.

Rear

Storage shed and paved communal seating area. The property also benefits from a strip of garden close to the communal seating area with store shed at the top.

Services

All mains services are connected. Gas central-heating.

Tenure

The property is Leasehold and is held on a 217-year lease. There is an annual fee to cover external maintenance and insurance of the building. This is currently £36.03 pcm.

Local Authority

The property is subject to section 157 of the housing act 1985. Please note: The property can only be purchased by someone who has been living or working in the area for 3 years or more or if there is a local family connection. However, other cases may be considered but all inquiries should be directed towards Magna Housing Association.

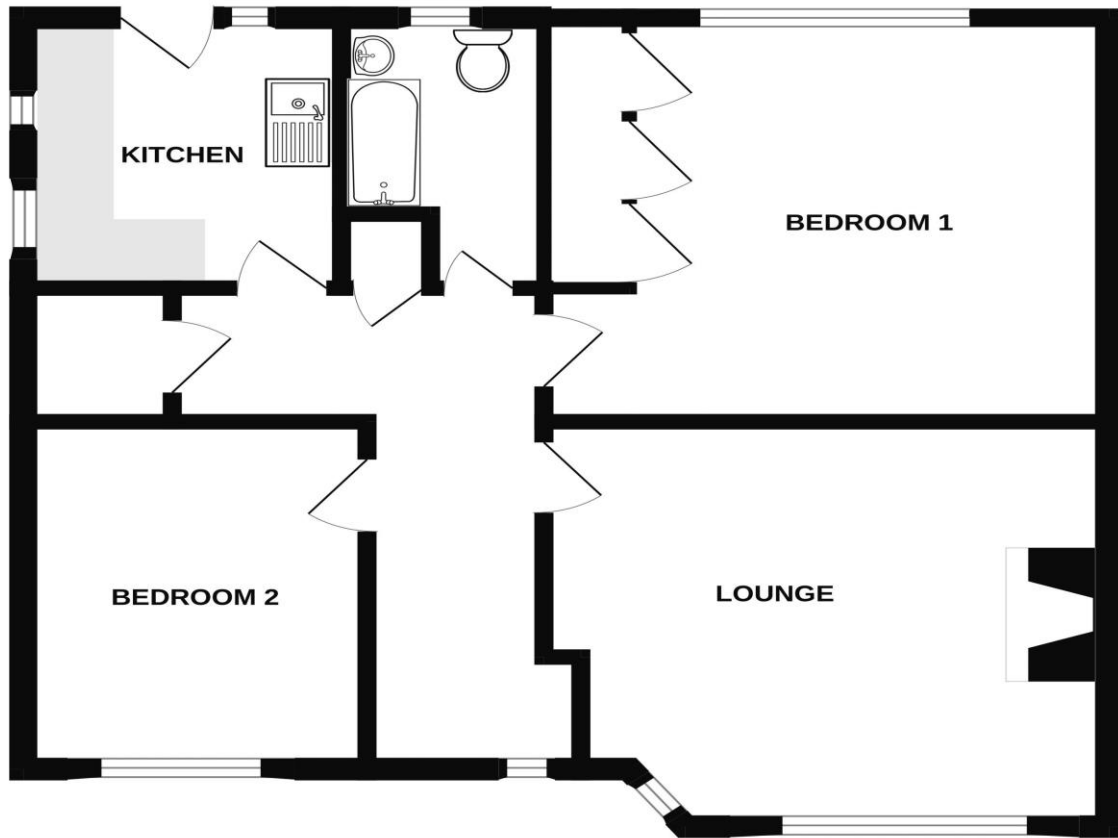
Council Tax band A.

EPC Band TBA.

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 floor plans are provided for guidance only.

GROUND 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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