

# FORTNAM SMITH & BANWELL



**DETACHED FAMILY HOME**

**SEA & COASTAL VIEWS**

**PARKING**

**THREE BEDROOMS**

**FRONT & REAR GARDENS**

**NO CHAIN**



**Chrysland, Charmouth Road, Lyme Regis, Dorset, DT7 3DW**

**£650,000**

# A spacious 1930's detached family home with some sea views, a large sunny rear garden and parking situated close to local facilities and the seafront.



Situated a short walk from the towns shops and beaches, Chrysland is a spacious 1930's detached family home with a generous sunny rear garden, off road parking and some sea views. The accommodation, requiring some updating comprises: Entrance lobby and hallway. Lounge/dining room with bay window looking over the front garden. A second sitting room or study with sliding doors to the rear garden. Kitchen. On the first floor with views over the town and sea there are three bedrooms (two doubles and one single) and a family bathroom. Access via a pull down ladder to a useful store/attic 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  $\frac{3}{4}$  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:**

Front entrance porch. Door to:

### **Entrance Hall**

Stairs up to first floor. Window. Under stair storage.

### **Lounge/Diner**

Triple aspect room including feature bay window with views of the coast and sea. Fireplace with gas fire. TV point. Radiators.

### **Kitchen**

Fitted with wooden units comprising base cupboards, drawers and matching wall cupboards. Partially tiled walls. Appliance space includes washing machine, four ring gas cooker with extractor above and fridge-freezer. Laminate work surfaces with inset stainless steel sink and drainer with mixer tap. Two windows one obscured. Wall mounted gas combi boiler. Laminate flooring. Door to separate porch with access to rear garden.

### **Sitting Room**

Sliding doors leading to patio and garden. Radiator.

## **First Floor**

### **Bedroom 1**

Dual aspect windows with views of the coast and sea. Tv point. Radiator. Wash hand basin.

### **Bedroom 2**

Dual aspect room with views over the garden and town. Wash hand basin. Radiator.

### **Bedroom 3**

Window with views of the coast and sea. Radiator.

### **Family Bathroom**

White tiled suite comprising: WC. Wash hand basin. Walk in shower. Window. Cupboard housing hot water tank. Laminate flooring.

### **Front Garden**

Allocated parking at the front of the property. Pathway leading to front door. Front garden laid mainly to lawn and enclosed by timber fencing with a variety of shrubs and flower beds. Access to rear garden from one side of the property.

### **Rear Garden**

Chain link fencing on either side of the garden. Mainly laid to lawn with a variety of shrubs and trees. Store shed. Views of the town. Paved patio.

### **Services**

All mains services connected. Gas-fire combi boiler.

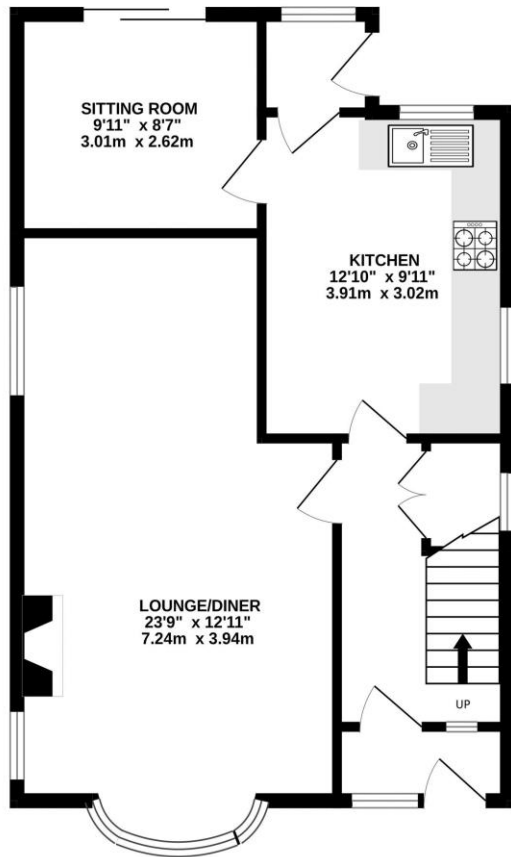
EPC Rating TBA.

Tax band E

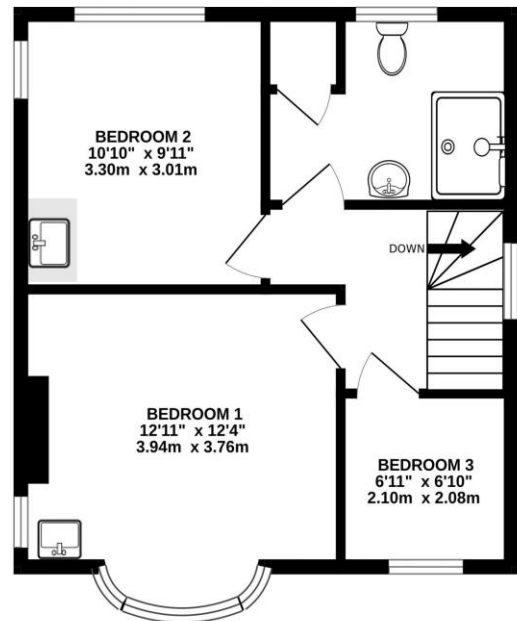
### **Agents Note**

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.

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 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

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.