

FORTNAM SMITH & BANWELL



SECOND FLOOR APARTMENT

EASY ACCESS TO TOWN CENTRE

TWO BALCONYS

TWO BEDROOMS (MASTER WITH ENSUITE)

VIEWS OF THE TOWN AND LYM VALLEY

ALLOCATED PARKING SPACE



18 Summerhill House, Charmouth Road, Lyme Regis, Dorset, DT7 3DW

£275,000

A spacious two bed roomed apartment with views to the rear, in a high quality modern development.



No. 18 is a comfortable two bedroom apartment, part of a well maintained block of flats which were built in the late 1980's. Amenities include uPVC double glazing, gas central heating, a passenger lift and telephone entry system.

The flat is situated to the second floor of the building and benefits from excellent views over the town to the rear aspect, with the benefit of two balconies, one from the living area and another from the main bedroom. There is also the benefit of one allocated parking space for the flat. The flat has been generally well cared for although now requires some updating throughout. The property is set back from the road, in a popular residential area about 1/2 mile from the town centre and seafront. There is an impressive new footpath close by above the sea wall to the east beach and along the seafront to Marine Parade and harbour. Summerhill House is a well-managed development and communal parts are well kept.

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 this, 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 is a designated 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 the market town of Dorchester are both a similar distance from Lyme Regis. Locally there are primary schools in Lyme Regis and Uplyme, along with the well respected Woodroffe and Colyton Grammar Schools.



The accommodation briefly comprises:

Communal entrance door, with stairs rising to upper levels. Private entrance door off landing to:

Entrance Lobby

Door to:

Hall

With airing cupboard housing hot water cylinder and space for washing machine, radiator, phone which controls access to the main door of the apartment block.

Doors off to:

Shower Room

With soft vinyl flooring, fully tiled, radiator, extractor fan, WC, pedestal hand basin, shower cubicle.

Bedroom 1 12' 4" x 10' 8" (3.76m x 3.25m)

With sliding double glazed doors to balcony, radiator, carpeted, telephone point. Door to:

Ensuite

Partly tiled with tiled floor, large mirrors to two walls, double glazed sash window, radiator, vanity unit with inset hand basin, WC, panelled bath with shower attachment, shaver point.

Lounge/Diner 25' 5" x 13' 4" (7.74m x 4.06m)

With double glazed sash window to front and sliding double glazed doors to balcony to rear, 2 radiators, TV point, smoke alarm, telephone point, serving hatch from kitchen.

Kitchen 8' 9" x 8' 9" (2.66m x 2.66m)

With soft vinyl flooring, double glazed window, matching wall and base units with laminate worktops and inset stainless steel sink and drainer, integrated 'Hotpoint' electric oven and 'Neff' induction hob, tiling

above worktops, standalone fridge, space and plumbing for dishwasher.

Bedroom 2 12' 4" x 8' 9" (3.76m x 2.66m)

With double glazed sash window, radiator.

Outside

Well kept communal gardens, enclosed dustbin store. There is a parking area with 1 allocated parking space and spaces for visitors.

Tenure

We understand the flat is held on a 999 year lease from 1990 at a peppercorn ground rent. The freehold is held by a management company in which each flat owner is a shareholder. The management company administers the maintenance of the exterior, communal parts and gardens, and insurance of the structure. The vendors have informed us that the current maintenance charge will be £1,800 per annum (June 2023 to May 2024). The lease precludes the use of the property for holiday letting. The property is being sold with vacant possession and no onward chain.

Local Authority: Dorset Council

Council Tax Band: D

EPC Rating: C

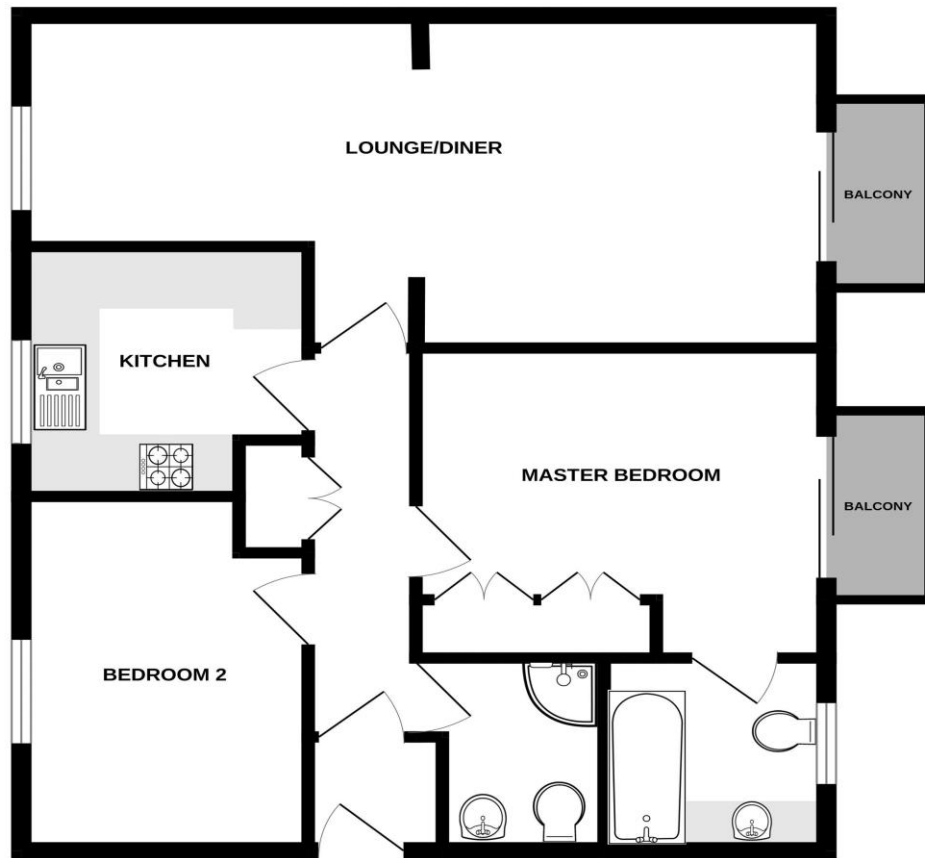
Services

All mains services connected.

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 provided for guidance only.

SECOND 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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