

# FORTNAM SMITH & BANWELL



**ONE BEDROOM APARTMENT**

**A SHORT WALK TO THE TOWN & BEACHES**

**SUCCESSFUL HOLIDAY LET**

**CHARACTER FEATURES**

**WELL MAINTAINED**

**GAS CENTRAL HEATING**



**4 The Gables, Church Street, Lyme Regis, Dorset, DT7 3DB**

**£265,000**

# A well maintained first floor one bedroom flat in an imposing Victorian property close to the town centre, seafront and beaches.



Flat 4 The Gables was comprehensively modernised about 5-6 years ago with great care taken to retain character features. It has been a successful holiday let for the present owner providing a useful income but is equally well suited as a permanent home. The property is very conveniently situated in the picturesque Old Town just 200 metres or so walk to the town centre shops and seafront. The Gables is an imposing Victorian property which was in fact the cottage hospital between 1820 and 1927. It has now been converted into self-contained flats.

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:**

### **Ground Floor**

Substantial panelled front door to the communal Reception Hall (serving 3 flats) with stairs to the first floor landing.

### **Flat 4**

#### **Entrance Hall**

With exposed timber, radiator, pull out ladder to mezzanine store.

#### **Sitting Room**

With pretty Victorian fireplace (ornamental only), view across the rooftops of Lyme Regis Old Town, exposed beam.

#### **Kitchen/Breakfast Room**

Dual aspect kitchen area with fitted modern base and wall units, laminate worktops, washer, integral gas hob with oven below, extractor, 'Alpha' gas central heating boiler, radiator. Breakfast/Dining Area.

#### **Bedroom**

Sash window, exposed timbers, radiator, pull out ladder to mezzanine which has a window with views to the Cobb.

#### **Bathroom**

White suite comprising: Panelled bath with mixer tap and shower with screen, hand basin and WC, Victorian

style radiator/towel rail, sash window, extractor.

### **Tenure**

Leasehold

Local Authority: Dorset Council.

EPC rating E.

Council Tax Band: To Be Assessed - the property is currently registered for business rates rather than Council Tax.

We understand that Flat 4 is held on a 999 year lease from 2014. The Gables is managed by 'Fortnam Smith & Banwell Block Management Company'. We understand that all the flat leaseholders hold a share in the freehold. Ground Rent: £150 p.a. Annual Service Charge: £1,222 (as at March 2024).

### **Services**

**Electricity: Mains**

**Water: Mains**

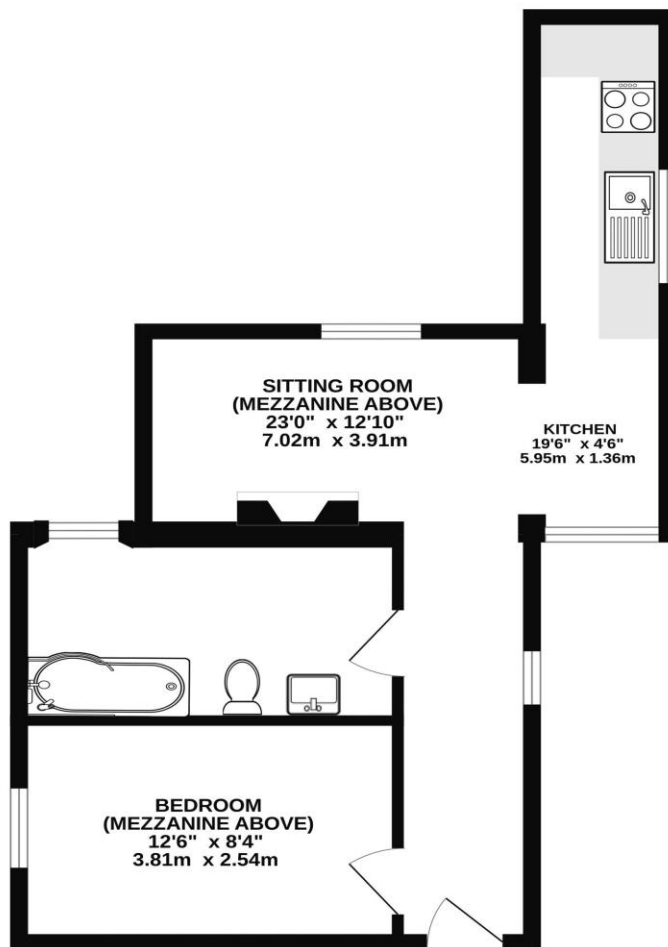
**Drainage: Mains**

**Heating: Gas 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 provided for guidance only.

FIRST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (40.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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