



Upper Westhill Road, Lyme Regis
£545,000

FORTNAM
SMITH & BANWELL

Seacroft

£545,000

**Detached Bungalow ~ Three Bedrooms ~
Desirable Location ~ Requiring
Modernisation ~ Garden with Sea Views ~
Driveway Parking & Garage**

The Property:

Seacroft is a three-bedroom detached bungalow occupying a generously proportioned plot situated in the desirable Upper Westhill Road.

The property is within walking distance of the centre of Lyme Regis and the iconic Cobb Harbour, seafront and beaches, as well as the South West Coast path. It would now benefit from some modernisation and comes with no onward chain.

A door leads to the entrance hall with storage cupboard and provides access to the majority of rooms in the property. A good sized lounge/dining room with dual aspect windows on the side and rear aspect, alongside the open fireplace on stone hearth. A door to the conservatory with sliding doors leading to the rear garden.

The kitchen is fitted with a range of matching wood base and wall units, worktops and stainless steel sink alongside space for several



undercounter appliances and a slot in freestanding gas cooker. A window looks over the front garden. Two storage cupboards with one housing a wall mounted gas central heating boiler and a cupboard housing the hot water tank. A door leads out to a shower room/potential utility room with further door providing access to the rear garden.

The property benefits from two double bedrooms with fitted wardrobes and a single bedroom/office. A shower room with walk in shower, WC and wash hand basin completes the accommodation.

Outside

The front garden is mainly laid to a lawned area with mature flowering shrubs bordering the perimeter and a low stone wall boundary with a few mature trees. Two separate driveways both leading to side access one through the garage with up and over door. The south facing rear garden is a particular feature of the property. Enclosed by timber fencing with shrub bed borders and mainly laid to lawn the rear garden benefits from sea views and features a paved patio seating area.

Council Tax

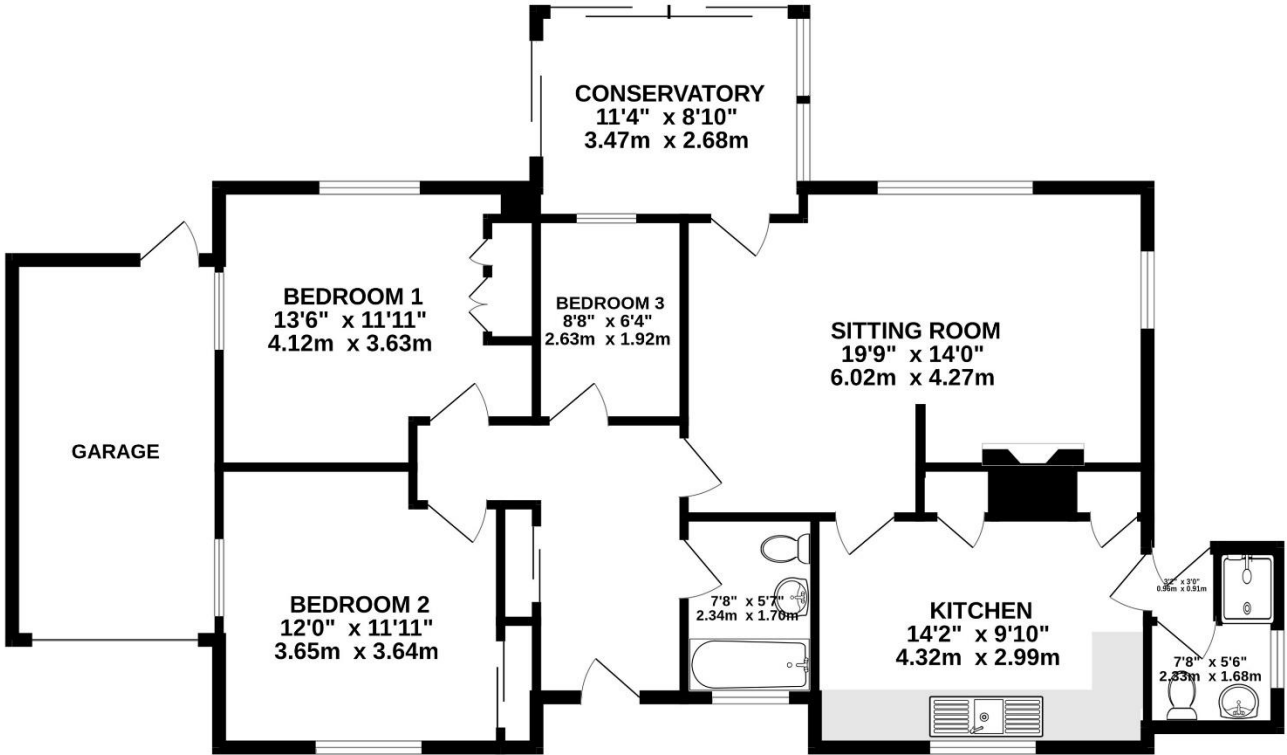
We are advised the property is tax band D. Dorset County Council.

Services

We are advised that all mains' services connected.



1174 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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