



Hill Road, Lyme Regis  
£695,000

FORTNAM  
SMITH & BANWELL



# Uckfield

£695,000

**1930'S Detached Family Home  
~ Superb Sea & Coastal Views ~  
Three Bedrooms ~ Excellent  
Location to Town & Beaches ~  
Good Size Rear Garden ~ Ample  
Parking**

## The Property

Found in a popular residential very usefully located close to the town centre, seafront and beaches, is this spacious 1930's family home with amazing views to the sea and along the West Dorset coastline.

The property with double glazing and wood effect flooring throughout is accessed from Hill Road and leads to the front entrance hall that immediately greets you with original features including tiled flooring and a stained-glass window.

The ground floor has three reception rooms including a sitting room with feature bay window to the front elevation of the property. The Lounge follows a similar theme with a Bay window at the rear of the property that looks onto the rear garden and has excellent views of the sea and Coastline.

The Kitchen/Diner has a window looking over the garden and is fitted with a range of units comprising base cupboards, drawers and matching wall cupboards. Partially tiled walls.





Space for a electric cooker. Laminate work surfaces with inset stainless-steel sink and drainer with mixer tap. A doorway leads into a store cupboard housing a fridge/freezer. A separate WC completes the ground floor accommodation.

The first-floor landing has loft access and a window at the front elevation and leads to the spacious principal bedroom benefitting from amazing view via the bay window. Bedroom two is a comfortable double bedroom with a window looking over the front of the property. Bedroom three is a single with excellent views much like the principal bedroom.

The family bathroom is fitted with laminate flooring and a modern white suite including walk in shower with glass screen, WC, heated towel rail and wash hand basin.

### Outside

The front garden is enclosed via dwarf walls and has a small lawned area but is mainly paved to provide plenty of parking for multiple vehicles. Side access from both sides leads to the rear garden which is a good size and enclosed by timber fencing. A paved patio area is accessed off of the lounge and creates an excellent spot to enjoy the views and the lawned garden.

### Material information

Local Authority: Dorset Council

Council Tax Band: E

Tenure: Freehold

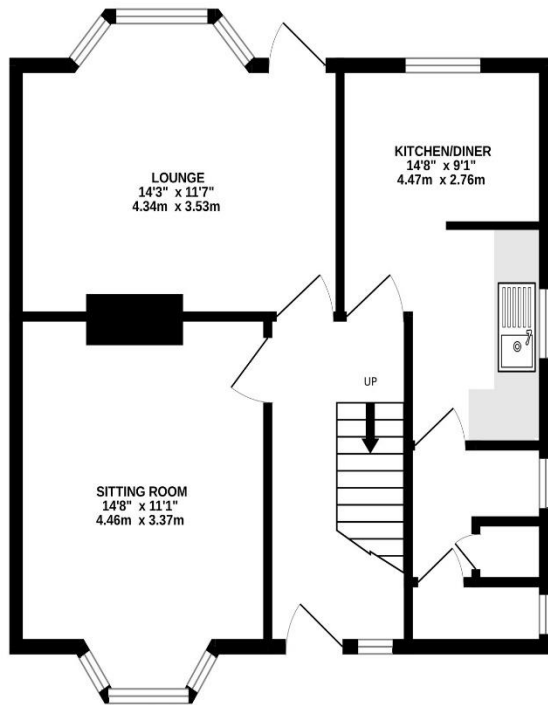
### Services

We are advised all mains services are connected.

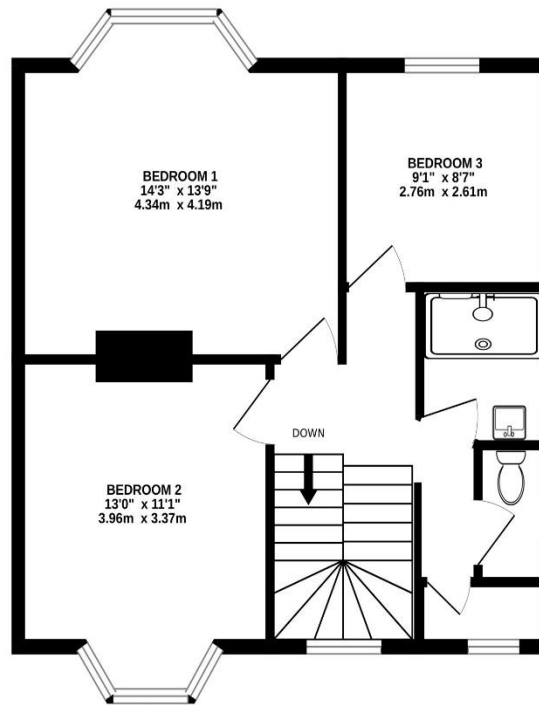




GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.1 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		83 B
69-80	C	70 C	
55-68	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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