

FORTNAM SMITH & BANWELL



CENTRAL LOCATION

PHONE ENTRY SYSTEM

FITTED KITCHEN WITH APPLIANCES

TWO GOOD SIZED BEDROOMS

CLOSE TO BEACHES & HARBOUR

IDEAL HOME OR LET POTENTIAL



Flat 2, 20 Broad Street, Lyme Regis, Dorset, DT7 3QE

£325,000

An elegant two bedroom apartment situated in the heart of the town a short walk from the seafront.



Situated in the heart of the picturesque coastal town of Lyme Regis and a short walk to the sea front this Grade II listed building was converted to a high standard into three elegant apartments retaining many of its original features. Apartment number two is situated on the second floor. Approached by a grand staircase the apartment has light, spacious and flexible accommodation and is ideally suited as a permanent residence, holiday let or seaside retreat. The accommodation comprises Entrance hall, open plan living space with fitted kitchen and views over the famous Cobb harbour, two double bedrooms and a quality bathroom with separate WC.

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 (known as the Jurassic Coast), putting it in the same category as the Grand Canyon. 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 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

From Broad Street. ENTRANCE DOOR opens to COMMUNAL HALLWAY and stairs leading to second floor. Apartment door.

HALLWAY:

Electric radiator. Feature skylight. Storage cupboard fitted with shelves. Door entry phone. Loft hatch. Doors opening to

OPEN PLAN LIVING/KITCHEN: 16' 2" x 14' 1" (4.92m x 4.29m)

Rear aspect sash window with views of the sea and Cobb and harbour. Original picture rails and architraves. Recessed down lights. Two electric radiators. Small storage cupboard. Telephone and television aerial point.

KITCHEN AREA:

Fitted with a range of soft close cream coloured base cupboard and wall units with glass fronted display cabinet. Granite work surfaces with inset Belfast sink and mixer tap. Integrated electric oven, hob, extractor hood, dishwasher and washing machine. Appliance spaces for fridge and microwave.

BEDROOM ONE: 18' 0" x 10' 0" (5.48m x 3.05m)

Front aspect sash window. Picture rail and window mouldings.

Telephone and television. Electric radiator.

BEDROOM TWO: 13' 0" x 10' 0" (3.96m x 3.05m)

Front aspect sash window. Picture rail and window mouldings. Electric radiator. Television and telephone point.

BATHROOM:

Side aspect obscure glazed window. Fitted with a white suite comprising panel bath and shower screen with mixer tap and shower over. Pedestal wash hand basin with mixer tap and vanity mirror with light. Part tiled walls. Electric heated chrome towel rail. Extractor fan.

WC:

Side aspect obscure glazed window. WC and wash hand basin with mixer tap. Towel rail. Extractor fan.

LOCAL AUTHORITY:

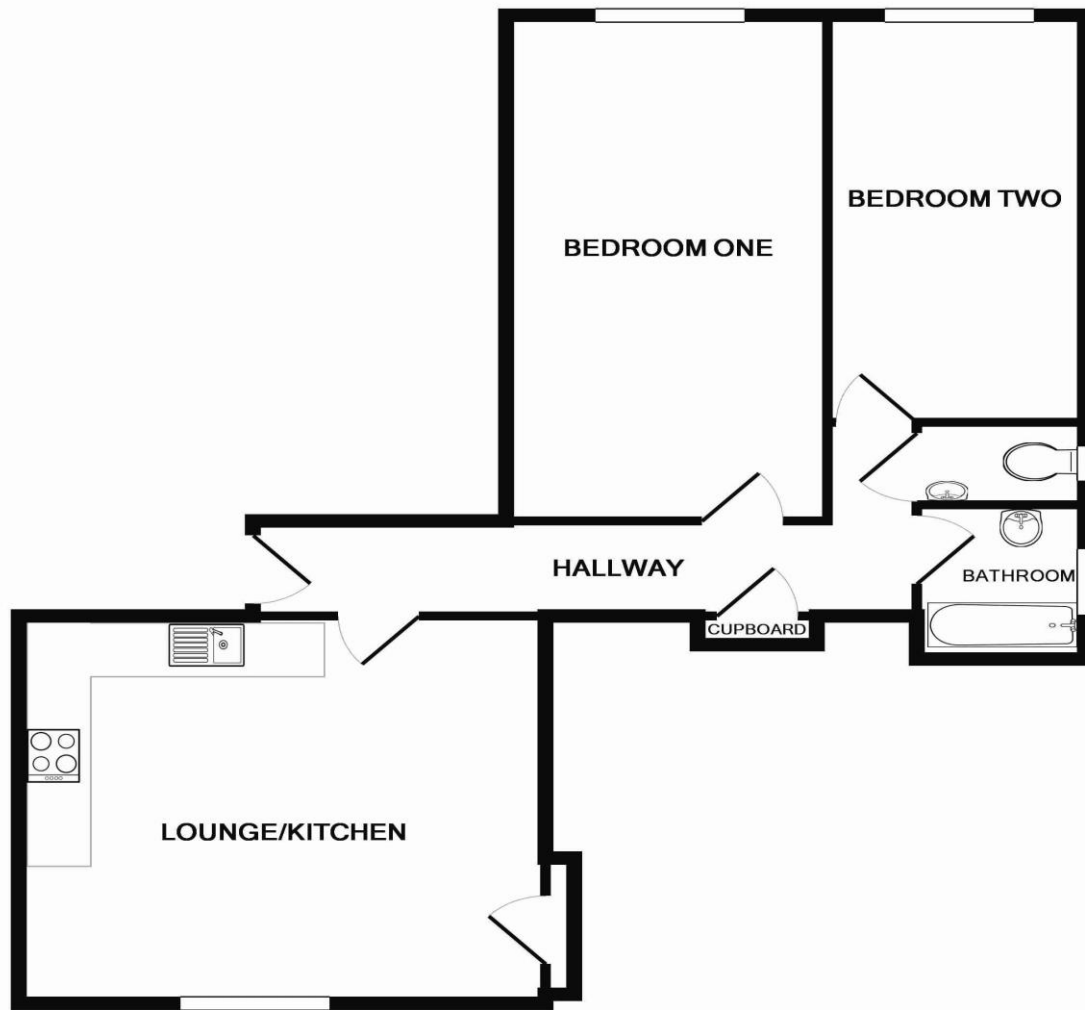
West Dorset District Council: Band C

AGENTS NOTE:

Please note the floor plans are not to scale and are for identification purposes only.

TENURE:

999 year lease from 2012. Share of freehold with each owner to being a Director of the management company.



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