

FORTNAM SMITH & BANWELL



GROUND FLOOR FLAT

BEAUTIFULLY PRESENTED

PARKING SPACE

WALKING DISTANCE TO TOWN CENTRE, SEAFRONT AND BEACHES

FOR SOLE USE AS HOLIDAY ACCOMMODATION

NO ONWARD CHAIN



Under Arden, Hill Road, Lyme Regis, Dorset, DT7 3PE

£200,000

A beautifully presented lower ground floor one bedroom flat, for holiday use only, situated within easy walking distance to the town centre, seafront and beaches.



Under Arden occupies part of the ground floor of a period building, situated within very close proximity of Lyme Regis town centre, its amenities and the seafront. Beautifully and tastefully appointed, the flat is currently utilised as a successful holiday let but would be equally well suited as a second home (please see tenure section for details of restrictions on use). It also benefits from a parking space/area adjacent to the flat, a rarity within such easy reach of the town centre. The internal accommodation comprises of an entrance hall and lobby, with access to a modern living kitchen area, as well as a double bedroom with its own ensuite facilities. The property is also offered to the market with no onward chain.

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 Comprises: -

Path from Hill Road to front entrance, opening into:

Entrance Hall

With frosted double glazed window and electric panel radiator. Step down to:

Inner Lobby

With access to:

Living Room/Kitchen

With wood laminate flooring throughout. 2 frosted double glazed windows. Electric panel radiator. Small built in storage cupboard. Smoke alarm.

Kitchen Area

Comprising gloss finish soft close wall and base units with brushed granite worktops. Inset single bowl asterite sink and drainer. Induction hob and electric oven. Integral appliances including undercounter fridge, dishwasher and washing machine.

Bedroom

With frosted double glazed window. Electric panel radiator and wood laminate flooring. Wall lights. Access to shower cubicle within a tiled surround. Wall mounted electric heated towel rail. Door to:

Ensuite

With WC and pedestal hand basin. Electric heated ladder towel rail. Wood laminate flooring and extractor fan. Vanity mirror.

Outside

Parking Space

Off Hill Road with useful storage cupboard to rear and access to viewing area affording coastal views.

Location and Access

Under Arden is situated on Hill Road, a residential area within walking distance of the town. The property is approached from the pavement to a small concrete path leading to the front entrance. The parking area, which sits adjacent to the property, is also accessed via a dropped kerb which has its own timber storage cupboard, as well as a small viewing platform to the rear of the parking area, affording pleasant coastal views and vantage point.

Tenure

Local Authority: Dorset Council Business Rates Rateable Value: (from April 2023) £1,600 Share of Freehold Under Arden is held on a 999 year lease (from December 2020) and owns a share of the freehold of the building, together with two other flat owners. The property, as part of its previous planning approval, can only be used as holiday accommodation and is not for permanent occupation. The contents can be purchased as part of separate negotiations.

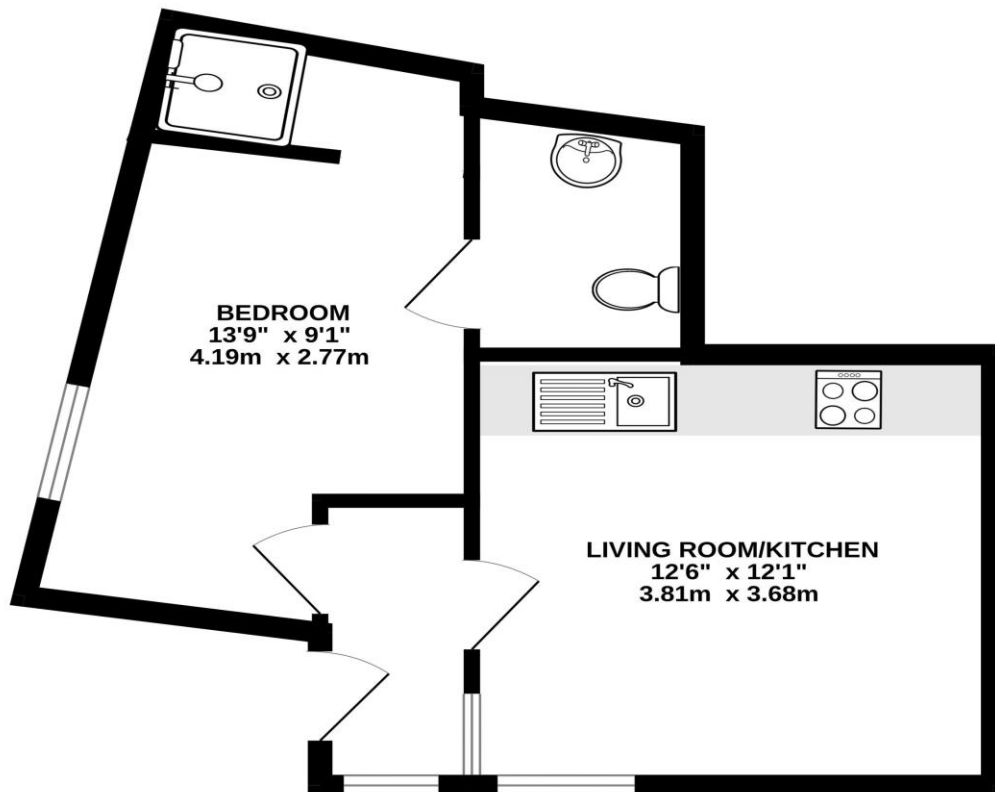
Services

Electricity: Mains Water: Mains Drainage: Mains Heating: Electric panel radiators. There is no gas connection to this property.

Agents Note

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, photographs and floor plans are provided for guidance only.

GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



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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