



Broadway House
Lyme Regis

FORTNAM
SMITH & BANWELL

Broadway House

1 Silver Street, Lyme Regis, Dorset, DT7 3HR

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A handsome and well appointed Georgian town house with parking, enjoying stunning town and coastal views, occupying a prime location within this highly sought after historic coastal town.

Beautiful Georgian Town House ~
Well-appointed with many Original
Features ~ Stunning Living Room ~
Private Parking Space (very rare in
town) ~ 3-4 Bedrooms, 3 bathrooms
~ Stunning Town and Sea Views ~
Prime Central Location ~
Kitchen/Dining room, Utility/Shower
room, Cellar ~ Secluded Courtyard
Garden ~ No Onward Chain

Broadway House is a handsome and substantial attached Georgian town house, occupying a prime central location with iconic stunning views down picturesque Broad Street and along the beautiful Jurassic coast, in the highly sought after historic town of Lyme Regis.

The house dates back to the late 18th century and is listed grade 2, of architectural or historic importance, having classic colour-washed rendered elevations under a slate roof. In recent years it has been subject to extensive and sympathetic refurbishment to a very high standard.





The gracious, well proportioned and well presented, accommodation extends to a very generous 2040sqft. There are numerous character features, typical of its period, including high ceilings, sash windows, window shutters, window seat, panelled doors, wood panelling, a fine fireplace and ceiling mouldings to the living room, ornate window railings and a fine staircase.

The well-appointed features include gas-fired central heating, a well equipped kitchen with marble worktops, peninsular breakfast bar, electric oven, electric induction hob, integrated microwave, integrated fridge and dishwasher. The large utility/wetroom is well-fitted with matching units, integrated Bosch washing machine and tumble drier and attached shower room / WC. The double-height sitting room includes an ornate original fireplace, window shutters, ceiling mouldings and attached reading room with views down the High Street to the sea. Upstairs there are 3 double bedrooms, one with an en suite, and a large family bathroom with bath, twin sinks and walk-in shower.

There is a paved front area enclosed behind ornate railings, with borders, palm and plum trees with a pedestrian gate onto Pound Street. Delightful walled west-facing rear courtyard which is paved plus raised borders. Private parking space at the rear of courtyard.

Broadway House occupies a high-profile position at the top of Broad Street, in the heart of the town centre and within easy reach of the seafront and promenade. Langmoor Gardens is virtually opposite, providing a very pleasant shortcut down to the beaches, the harbour and the Cobb.





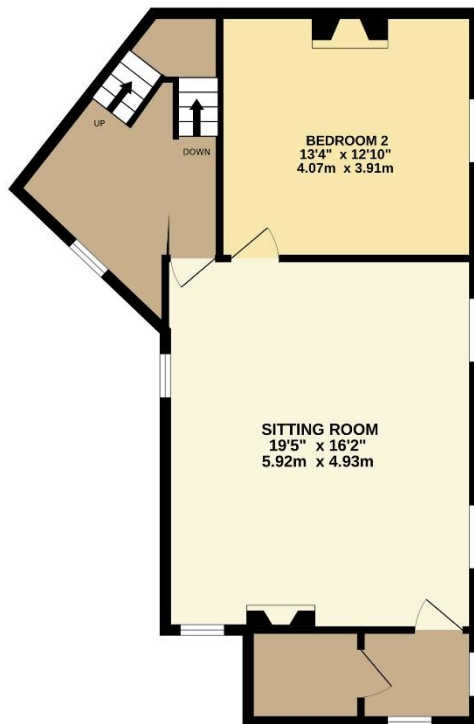




GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.

1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.

2ND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 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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Location

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 commonly known as the Jurassic Coast. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Exeter (41 minutes) and Waterloo (Approx. 2 ¾ 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.

Council Tax:

We are advised that this property is in Council Tax Band F. Dorset County Council.

Services:

We understand the following to be correct but applicants should verify this with their own enquiries.
Electricity: Mains
Water: Mains
Drainage: Mains
Heating: Gas central heating

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.

FORTNAM
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36 Broad Street, Lyme Regis, Dorset, DT7 3QF

T: 01297 445666

E: lymeregis@fsb4homes.com

www.fsb4homes.com

