



L'Horizon  
Lyme Regis

FORTNAM  
SMITH & BANWELL



# L'Horizon

Upper Westhill Road, Lyme Regis, Dorset, DT7 3ER

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A well appointed detached house with superb sea views, a large garden and parking, occupying a prime location within this highly sought after and popular residential area.

Detached House ~ Four Bedrooms  
~ Sought after Location ~ Stunning  
Town and Sea Views ~ Secluded  
Rear Garden ~ Driveway Parking &  
Integral Garage ~ No Onward  
Chain

L'Horizon is an exceptional coastal home, well presented and boasting the most impressive far reaching view across the Lym Valley, Lyme Bay and along the glorious West Dorset coastline to Portland. Occupying a lovely position in a quiet and sought after cul de sac comprising just 22 individual homes, L'Horizon 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.

The property enters into the lobby with plenty of hanging space for coats, this runs into the hall with the wood banister and wrought iron staircase up to the first floor. The triple aspect sitting room is a light and airy space with engineered timber flooring throughout, fireplace housing a woodburner on a stone hearth and views from all angles over the garden. This flows nicely into the dining room via a large opening and has French doors leading to the rear garden.









The kitchen is fitted with a range of modern cream coloured base cupboard and drawer units with matching wall cupboard and wall trim. Laminate Oak effect work surfaces with inset stainless steel 1 ½ bowl sink and tiled surrounds. Inset four ring gas hob. Fitted appliances include dishwasher, oven, microwave and fridge/freezer. An opening to the breakfast room with French doors leading to the conservatory both creating excellent spaces for dining.



The separate utility room with washing machine and tumble dryer is an extremely useful space. A shower room found off of the utility is fitted with a white suite. An integral garage with electricity completes the accommodation.

The first floor has four bedrooms with the master benefitting from fitted wardrobes. The second and third bedroom both have large picture windows to make the most of the stunning sea and coastal views towards Portland Bill. The bathroom completes the first-floor accommodation and is fitted with a white suite.

### Outside

The property is approached via a tarmac driveway allowing parking for multiple vehicles, the garden is bordered by a variety of hedges and shrubs providing privacy. The rear garden, accessed from both sides of the property, is mainly laid to lawn with two raised paved seating areas making an excellent space to take in the views. A further store shed, hot tub and a variety of fruit trees and shrubs complete the garden.









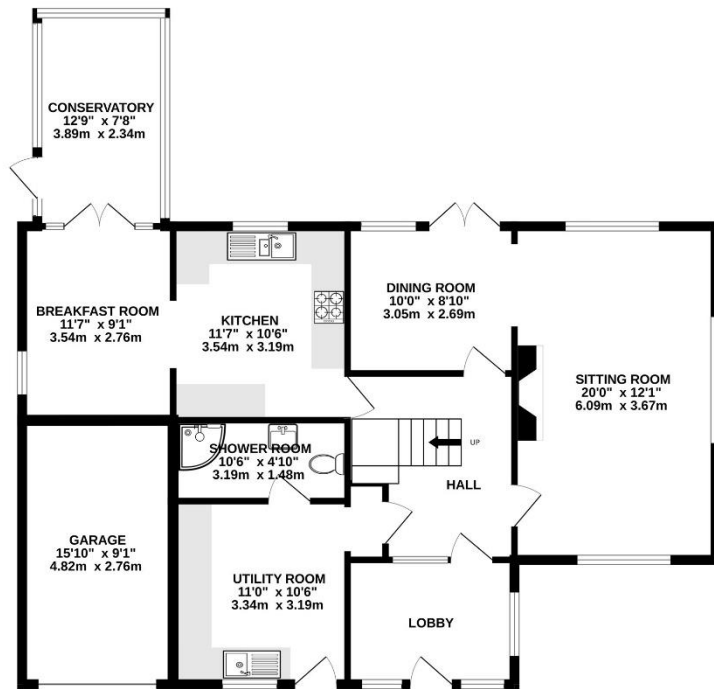






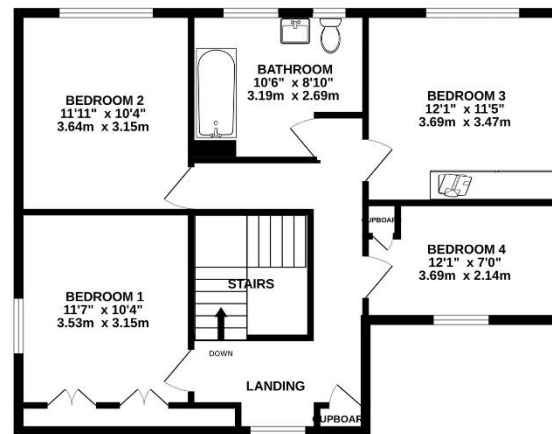


GROUND FLOOR



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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1ST FLOOR



## 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 G. Dorset County Council.

## Services:

We understand the following to be correct but applicants should verify this with their own enquiries.  
Electricity: Mains. Solar panels fitted.

Water: Mains

Drainage: Mains

Heating: Gas central heating

EPC Rating: C

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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