



Coombe Street, Lyme Regis  
£225,000

— FORTNAM —  
SMITH & BANWELL



**2, 44/45 Coombe Street**  
£225,000

**Maisonette ~ Two Double  
Bedrooms ~ Character  
Features ~ A Short Walk to  
Town & Beaches ~ Grade II  
Listed ~ No Onward Chain**

#### **The Property**

44/45 Coombe Street is a substantial town centre property of considerable age and which fortunately still retains a variety of period features throughout. The building was subject to a model of major restoration some years ago, with the creation of the 3 self contained properties (including No. 2) to the upper floors, and great care taken to preserve the inherent character of the property whilst providing modern amenities. Unusually for Lyme Regis town centre, each property has its own small garden area and separate store/utility.

A particular attraction of the property is its location, away from the main road yet just a 100 metre or so level walk from the seafront and the bottom of Broad Street (the main shopping street). Number 2 can be found to the first floor of the building, and is offered to the market with no onward chain.

Accessed through a communal entrance door to an external staircase shared with flat 3 leads to a door into the entrance hall with coat hanging





space. The hallway is fitted with a storage cupboard and wood panelling surrounds. An original wooden door leads into the lounge/diner with the lounge featuring original fireplace, exposed beams, two recesses with fitted shelving and window. The kitchen is fitted with a range of wood effect base cupboard and drawer units with matching wall cupboard and wall trim. Laminate work surfaces with inset stainless steel sink and tiled surrounds. Inset four ring gas hob with oven below and extractor above. Appliance space for fridge/freezer.

The first floor includes two double bedrooms with exposed beams and windows. These are both serviced by a shower room with white suite including: Shower cubicle. WC. Wash hand basin. White tiled surrounds and laminate flooring.

The outhouse at the property currently houses a plumbed in washing machine.

#### Material information & Tenure

Local Authority: Dorset Council Council

Tax Band: Business Rates

Tenure: Leasehold

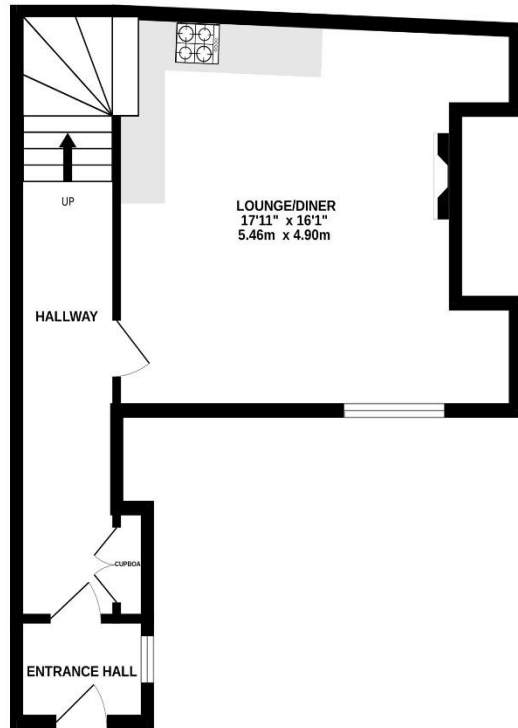
44-45 Coombe Street is a Grade II Listed Building. We understand the property is held on a 999 year lease from 2002 at a ground rent of £30 p.a. We understand that there is a service charge which is variable. No pets are allowed in the flat. The property currently is run as a successful holiday let.

#### Services

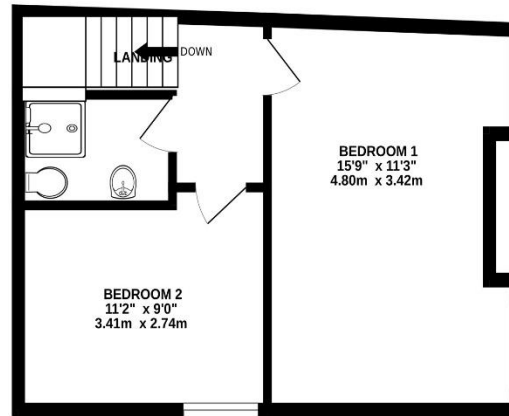
We are advised all mains services connected.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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		
69-80	C		78 C
55-68	D		
39-54	E	43 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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