



Broad Street, Lyme Regis
£300,000

FORTNAM
SMITH & BANWELL

Flat 1 37 Broad Street

£300,000

First Floor Apartment ~ Three Bedrooms ~ Prime Town Centre Location ~ Spacious Lounge/Diner ~ Holiday Letting Potential ~ No Onward Chain

The Property

A light and airy three-bedroom first floor apartment, ideally located in the town centre, just a few minutes' walk to the beautiful beaches and seafront. The property has been well maintained and improved by the current owners and forms part of the old Post Office, a characterful building providing the perfect mix of comfort and character.

This three bedroom apartment with original sash window, engineered Oak flooring and gas central heating throughout is accessed via communal entrance door with a flight of stairs to a door into the entrance hallway with a useful storage cupboard.

The spacious dual aspect Lounge/Diner looks over the high street with town and country views to the rear and features a TV point and wood panelling to one of the walls.



The kitchen is fitted with a range of modern cream base cupboard and drawer units with matching wall cupboards and wall trim. Roll edge laminate work surfaces with inset sink and drainer. White tiled surrounds. Inset four ring hob and integral oven. Built-in appliances include a fridge and dishwasher. There is a large serving hatch and walk way back into the dining area.

There are three generously sized bedrooms, with the master benefitting from its own ensuite WC with window looking over the town and storage cupboard housing the gas combi boiler, small freezer, washing machine and tumble dryer with window overlooking town and country views. Two further bedrooms are found on the opposite side of the apartment with windows looking onto the high street. A well-appointed family bathroom completes the accommodation, featuring white tile surrounds, bath, separate shower cubicle, WC, wash hand basin and heated towel rail.

Material information & Tenure

The property is held on a lease (999 years from 2002). There is no current service charge and the ground rent is a pepper corn.

Local Authority: Dorset Council
Council Tax Band: B
Tenure: Leasehold

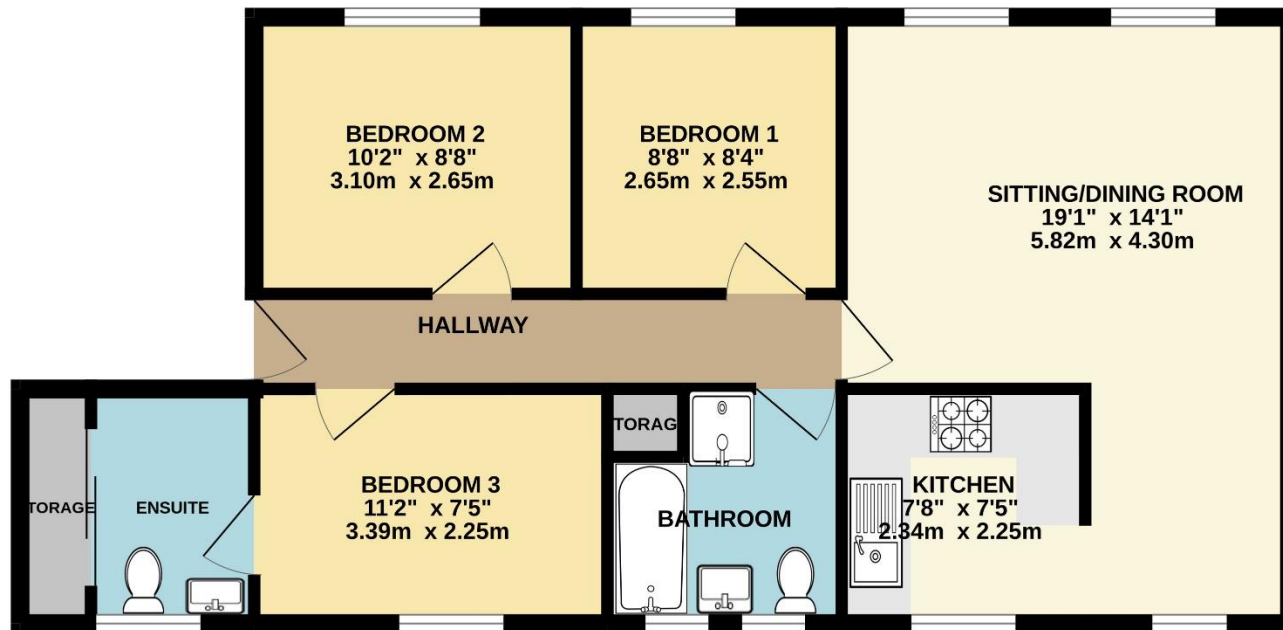
Services

We are advised all mains services are connected.



GROUND FLOOR

677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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		74 C
55-68	D	67 D	
39-54	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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36, Broad Street, Lyme Regis, Dorset, DT7 3QF
 T: 01297 445666
 E: lymeregis@fsb4homes.com
www.fsb4homes.com

