



Cobb Road, Lyme Regis  
£425,000

FORTNAM  
SMITH & BANWELL



# 2 Cobb Lodge

£425,000

**First Floor Apartment ~ Two Bedrooms ~ A Stone's Throw From The Cobb Harbour ~ Exceptional Sea & Coastal Views ~ Spacious Lounge ~ Garage ~ No Onward Chain**

## The Property

A light and airy two-bedroom first floor apartment, situated in a characterful grade II listed building (the old customs house) that dates back to the 1840's. Superbly located only 100 yards from the historic Cobb Harbour and water's edge this apartment has multiple superb views of the sea and Jurassic coast.

This two-bedroom apartment with original sash windows and gas central heating is accessed via communal entrance with a door into the lobby with a useful storage cupboard and stairs rising to the first floor.

The landing features a further storage cupboard and a shared window with bedroom two. The spacious triple aspect Lounge includes French windows opening inwards with excellent sea views towards Monmouth Beach. Two further windows look over the sea and Cobb Harbour with Golden Cap in the distance.





The kitchen is fitted with a range of modern white 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/freezer. A window has views over the seafront with glimpses of Charmouth Beach. Access to loft space.

There are two generously sized bedrooms, each with windows looking towards Monmouth Beach. A well-appointed bathroom completes the accommodation, featuring a bath, separate shower cubicle, WC, wash hand basin and secondary glazed window.

### Outside

The property benefits from a garage (a rarity for a property this close to the seafront) with rafter storage above.

### Material information & Tenure

The property is held on a lease (999 years from 2021) with the Freehold interest held by a private limited company in which each flat owner is an equal shareholder. Costs of upkeep are shared equally.

Local Authority: Dorset Council  
Council Tax Band: B  
Tenure: Share Of Freehold

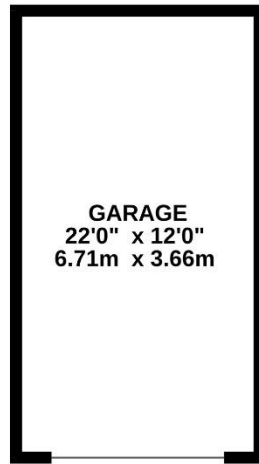
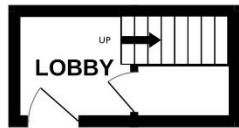
Inclusive of carpet and curtains. Could be sold further furnished by negotiation.

### Services

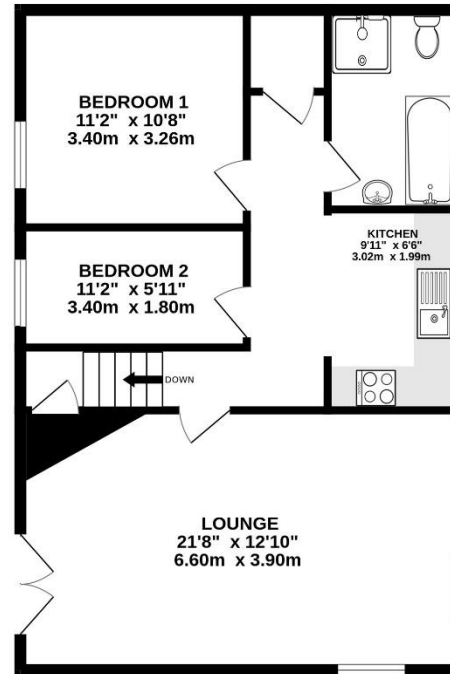
We are advised all mains services are connected.



GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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