

FORTNAM SMITH & BANWELL



- Beach front day hut
- Close to Cobb Harbour
- Large Wood Decking
- Glorious views

A perfect opportunity to acquire a delightful beachside day hut on the popular Monmouth Beach with glorious views to the sea, the Cobb harbour and along the stunning Jurassic Coastline.

**32 Monmouth Beach, Lyme Regis, DT7 3LE
Guide Price £60,000 plus transfer fee**

This day hut has been well maintained by the current owners. Lyme Regis is famed for its many historic connections, 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 been designated a World Heritage Site commonly known as the Jurassic Coast.

Local authority:
Lyme Regis Town Council.

Tenure:
The purchasers will be issued with the balance of a 25-year rolling licence by Lyme Regis Town Council which is currently 17 years. The ground rent charge for 2024/2025 is approximately £700.00.

The Town Council levy a transfer fee of 10% of the selling price plus VAT which payable by the purchase upon transfer of the licence.

Agents Note: Viewing by appointment only.
Fortnam Smith & Banwell 01297 445666



Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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