



Henrys Way, Lyme Regis
£385,000

FORTNAM
SMITH & BANWELL

53 Henrys Way

£385,000

Modern Semi Detached House ~ Three Bedrooms ~ Sea Views ~ Garage & Parking Space ~ Popular Residential Area ~ Garden & Terrace

The Property

Found on the Eastern side of Lyme Regis, 53 Henrys Way is one of just twenty-two properties in the popular Admiral Heights development that was built approximately 18 years ago. The property, found in a popular residential area and benefits from sea views.

The property enters into the entrance hall with stairs rising to the first floor and cloakroom featuring a white WC and wash hand basin. The Lounge/Kitchen/Diner is dual aspect with French doors and a window looking over the garden. The living area also features an understairs store cupboard.

The kitchen is fitted with modern cream units comprising base cupboards, drawers and matching wall cupboards. Partially tiled walls. Integrated appliances include washing machine, dishwasher and fridge-freezer. Inset 4 ring gas hob with oven below and extractor fan above. Laminate work surfaces with inset stainless steel sink and drainer with mixer tap. Concealed wall mounted gas combi boiler.

The first-floor features two bedrooms with bedroom two being a dual aspect room with door and Juliet balcony with sea glimpses. A door into the Jack & Jill bathroom with white suite comprising WC, wash hand basin with mixer tap, heated towel rail, panelled bath with shower attachment and shower screen.



The second-floor landing has a useful storage cupboard and leads to the master bedroom with sea and coastal views. The master bedroom benefits from an ensuite with white fitted suite comprising WC, wash hand basin, heated towel rail and shower cubicle with glass door.

Outside

The rear garden is enclosed with heading. Decking creates an excellent spot for al fresco dining off of the lounge has steps down to further garden area mainly laid to lawn. A door off the decking leads into the garage with electric and up and over door.

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 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 Waterloo (Approx. 2 3/4 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 excellent primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar schools.

Material information & Tenure

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Freehold

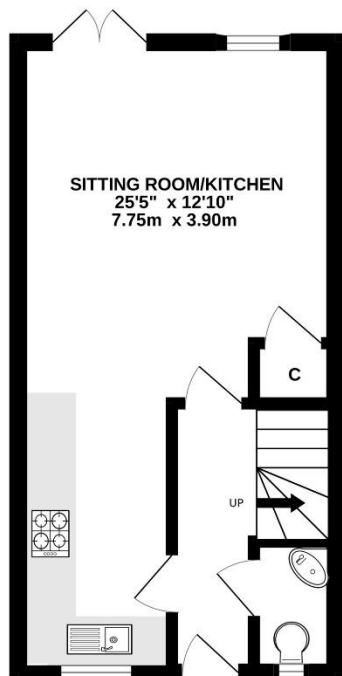
A maintenance charge of £100 pa covers the maintenance of the private road immediately in front of the house and shared with the other houses in the same row.

Services

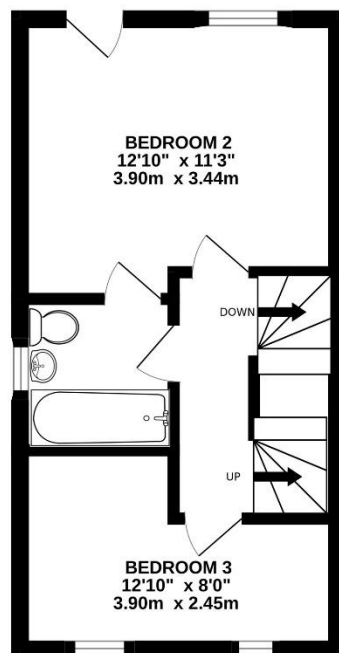
We are advised all mains services are connected.



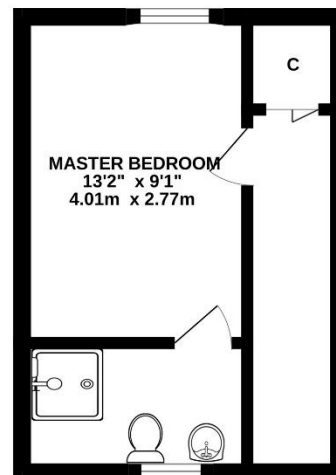
GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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		87 B
69-80	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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