



# Monmouth Beach Chalets, Lyme Regis

£220,000 Leasehold

FORTNAM  
SMITH & BANWELL



# Sea Spray

## 17 Monmouth Beach Chalets

### Lyme Regis

#### DT7 3LE

£220,000

- \* IMPRESSIVE HOLIDAY CHALET
- \* SUPERB SEASIDE LOCATION
- \* STUDIO STYLE ACCOMMODATION
- \* HOLIDAY LETTING OPPORTUNITY
- \* PARKING SPACE
- \* SEA VIEW

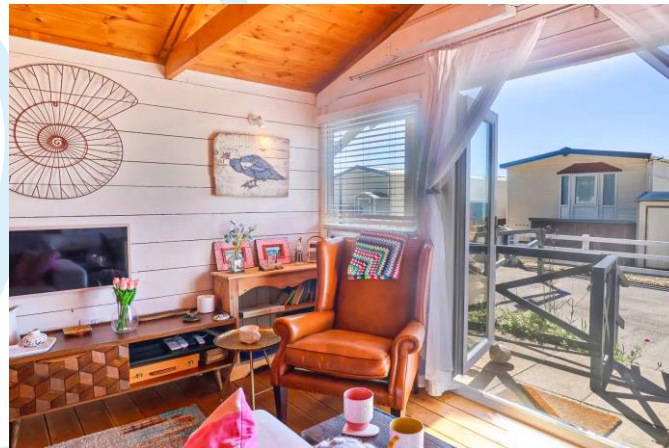
#### The Property

Sea Spray is a beautifully decorated holiday chalet enjoying sea views and just a few seconds walk to Monmouth Beach from which there are views over the bay and along the glorious Jurassic coastline. Under the current ownership, since 2020, it has been rebuilt and equipped to a very high standard, having attractive timber clad elevations.

The impressive features include air conditioning for heating and cooling, well equipped kitchen with electric hob, oven, microwave and fridge with ice box and a contemporary shower room with walk in shower. The single storey studio style layout extends to a kitchen, dining and sitting area with two fitted double bunk beds.

#### Outside

Off-road parking space owned by Sea Spray, situated close to the chalet. Front garden and raised patio terrace enjoying sea views. Two shed enclosures behind the cabin for storage. Easy access walk around the whole of the cabin.





## Situation

Occupying a popular prime seaside location just to the west of historic Cobb harbour and just set back from Monmouth Beach. Situated at the heart of the Jurassic Coast, a UNESCO world heritage site, Lyme Regis is a popular seaside town famed for its many historical connections, character buildings and its iconic Cobb harbour. It is considered quite unspoilt though it has many of the shops and facilities one could require. The Old Town with its narrow streets is home to several galleries, restaurants and The Old Mill with its award winning brewery. Leisure facilities include a local theatre, sailing, power boat and gig clubs, local football, cricket and bowls teams and a cliff top golf course. The town lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Exeter (41 minutes) and Waterloo (Approx. 2 ¾ 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.

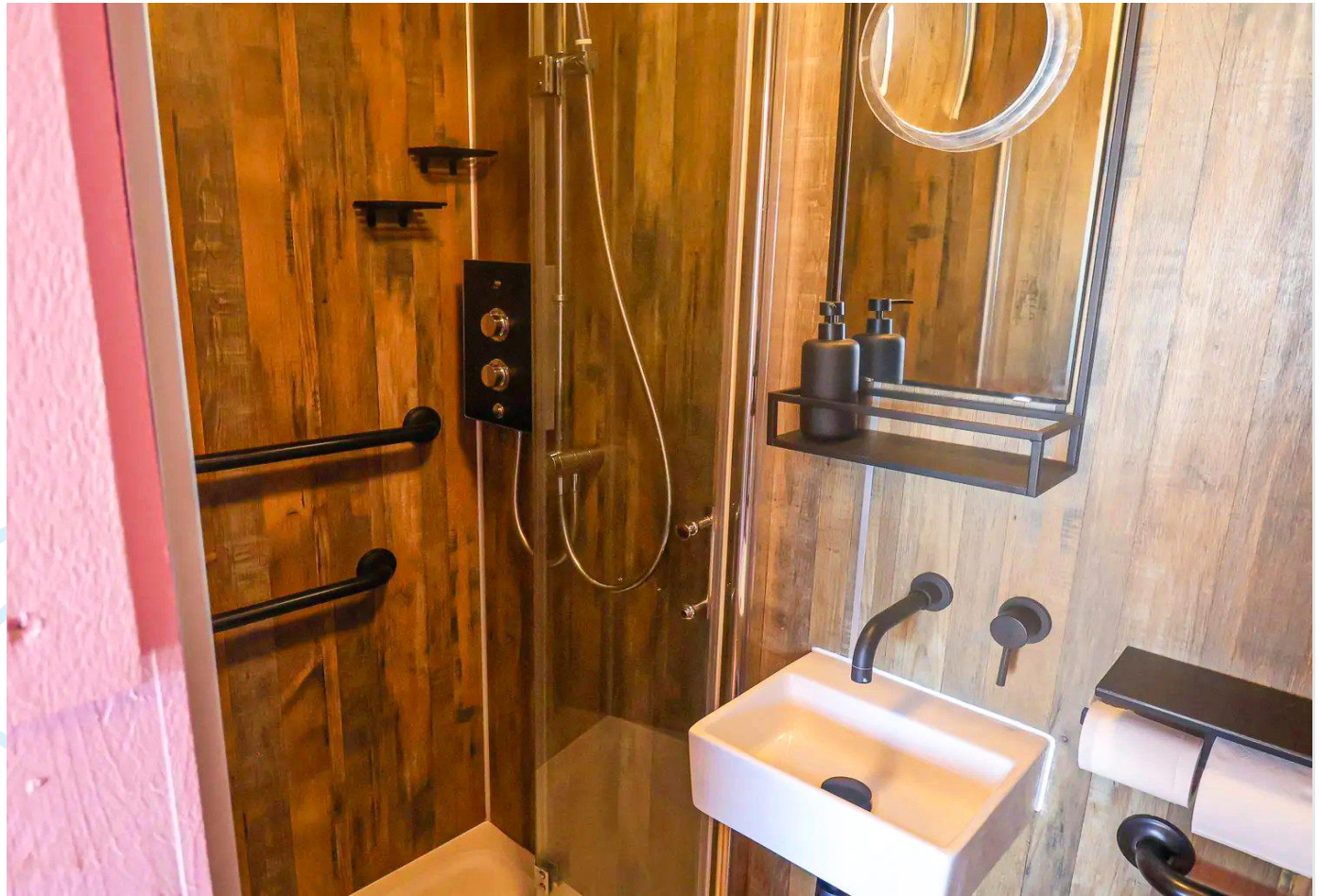
## Material information & Tenure

Occupancy – 10 Months of the year. In January and February, the water is turned off on site by the Council. The lease renews every 25 years and is guaranteed until 2095. It is likely to be extended to 2120 the next time the lease renews in 2045. Annual Site Charge - £3,250 plus VAT plus £436 plus VAT if let for 56 days or more.

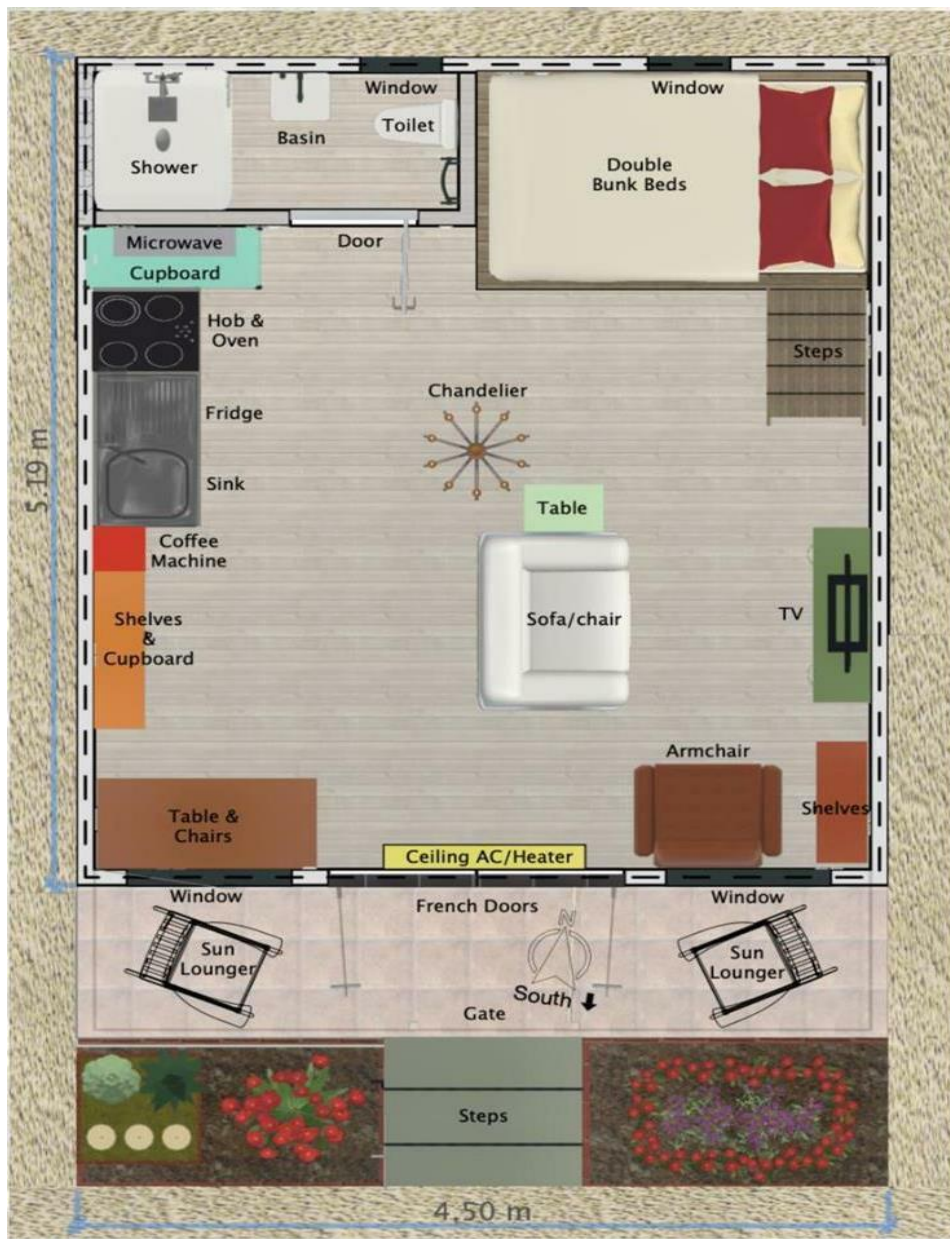
EPC RATING D. COUNCIL TAX BAND A

## Services

Mains electricity, water and drainage. The cabin has eight solar panels on the roof. Excess electricity is sold to the grid meaning electricity costs were zero in 2024.







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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