



Higher Sea Lane, Charmouth, Bridport, DT6 6BB

Outstanding contemporary four bedroom detached house with wonderful views across Lyme Bay and local countryside, a short walk to the beach and the shops.

Guide Price
£850,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Higher Sea Lane,
Charmouth,
Bridport,
DT6 6BB**

- Stylish contemporary property
 - Parking and gardens
 - Views across Lyme Bay
 - Large plot and garden

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

Marine Heights is believed to have been built circa 1970 to take full advantage of some far-reaching views over Lyme Bay to Portland and was substantially extended in 2016. The property has undergone a rolling programme of refurbishment and renewal over the years to create a beautifully proportioned and stylish, contemporary home. It is however, the views that define this property with an ever evolving panoramic view of both sea and country.

With the exception of the garage and the undercroft, the accommodation is all arranged on a single level. A central dining hall with deco style Maple doors and a lovely ceramic tile floor instantly sets the tone on entering the property. To one end, double doors lead onto the terrace and gardens behind, with to the left, a door through to the sitting room that stretches from the front to the rear of the property. The focal point of the room is a contemporary fireplace with to one end a picture window with a door to one side that opens out onto the balcony, arranged to take in the best of the views. To the other side of the hallway a door leads through to the recently reconfigured kitchen breakfast room with a kitchen area to one end and an eating area to the other. The kitchen area is arranged around a central island with cupboards under and a comprehensive range of floor and wall mounted units on two walls, all topped with grey limestone. Integral appliances include a fridge, a freezer and a dishwasher while there is space for a gas and electric range cooker. To the other end there is space for a substantial every day dining table overlooking the garden, while the floor is laid to a quality wood

laminated floor. To one end of the kitchen a door leads through to a utility room that takes care of the practical side of life and there is another door through to a guest bedroom suite complete with an ensuite shower room.

To the other side of the property there are three further bedrooms all served by both a shower room and a family bathroom with each of the bedrooms having a built-in wardrobe and many having the views. The property is in outstanding decorative order throughout, has UPVC double glazing and gas fired heating complete with a Combi boiler.

Outside

To the front of the house, a gated entrance leads through to a substantial area of drive and hard-standing, giving parking and turning for number of cars. Under the property there is a useful and spacious garage with a sliding door to the front and a pedestrian door to the side. In addition, under the property there is an undercroft that makes an ideal dry storage area, also housing a water softener unit. Either side of the drive, the gardens are for the most part laid to lawn with the edges punctuated by mature shrub planting designed to give shape, colour and form throughout the seasons. The gardens to the rear of the property are again for the most part laid to lawn and edged with herbaceous and shrub planting, with three attractive birch trees to one corner. Immediately behind the house there is a substantial area of paved terrace which makes an ideal entertaining area during the summer months. There is a second decked area to one side of the house, two further small areas paved for seating, besides which there are two raised vegetable growing beds constructed out of hardwood sleepers.

Situation

The property lies on the west side of Charmouth, a short walk down to the beach famed for finding fossils. Charmouth, which has a number of good shops, public houses and cafe to its centre and lies midway between the former rope-making town of Bridport to the east and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there are mainline stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area while the world Heritage site Jurassic coastline stretches all the way along Lyme Bay.

Services

Mains drains, water and gas are connected
Broadband - Superfast broadband is available
Mobile phone coverage - Network coverage is good both indoors and out

Local Authority

Dorset Council - 01305 251010
Council Tax Band: F
EPC: C

Agent Note

Please note that the photos were taken of this property in June 2023.

Directions

From St Andrews Church in the centre of Charmouth, proceed up the hill and take the first turning on the left, which is Higher Sea Lane. Pass a road called Five Acres on your right and then the property is to be found on the right hand side, set back up it's own drive.

What3Words:///swimsuits/crank/gravitate



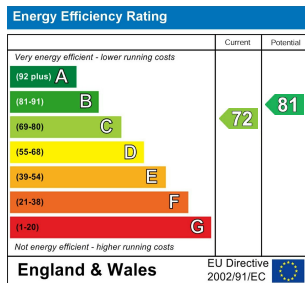
Approximate Area = 1556 sq ft / 144.5 sq m

Cellar = 796 sq ft / 73.9 sq m

Garage = 270 sq ft / 25.1 sq m

Total = 2622 sq ft / 243.6 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 991472



Bridport/SVA/04.03.2024

01308 422092
 Symonds & Sampson 23 South Street
 Bridport
 Dorset
 DT6 3NU
 bridport@symondsandsampson.co.uk

Symonds & Sampson
 ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

