

A photograph of a garden with a pink house, a stone path, a wooden bench, and a patio with a table and chairs. The house has a balcony and a white door. The garden is filled with various plants, trees, and a large purple umbrella on the patio.

Symonds
& Sampson

Broad Street

Lyme Regis, Dorset

Broad Street

Lyme Regis
Dorset DT7 3QF

Hidden three-bedroom gem to the centre of Lyme Regis and tucked behind Broad Street, a short step to the beach.



- Town centre
- Peaceful location
- A short walk to the beach

Guide Price **£650,000**

Freehold

For sale by formal tender by 12 noon on 10th December 2025

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This property is believed to have been built in the year 2000 behind the main shopping street of Lyme Regis. The beauty of this property is clearly its position, tucked away from passing traffic in a quiet backwater yet within 50 m of the main shopping street and just a short walk to the beach. The age of the property is also a huge advantage in comparison to its Grade II Listed neighbours, being just over 20 years old giving the insulation qualities one would expect of a property of this age. This really is a hidden gem.

ACCOMMODATION

The property is arranged with an attractive sitting room centred on an imposing brick fireplace to the front of the property, with a window looking out onto the garden to one side and an archway through to the kitchen/dining room to the other. The kitchen/dining room has a galley-style kitchen to one side, equipped with a comprehensive range of floor mounted units and cupboards with space for a gas cooker, a fridge, a washing machine and a tumble dryer. To the other side there is a dining area with space for a substantial dining table, beyond which a door leads through to the conservatory which is laid to a quarry tiled floor and has doors out onto a courtyard area behind. On the ground floor there is a bedroom to the rear with its own shower and behind the hallway there is a cloakroom.

Upstairs there are two bedrooms, each of which has an ensuite bathroom, the principal of which also has double doors out onto a balcony that overlooks the garden to the front.

OUTSIDE

The property is approached through a wide passageway underneath the building that fronts the building that has in the past year has been used

as a shop and also provides access to the flat above. To the end of the passageway a door leads through to a walled garden laid to lawn, centred around a lovely Magnolia, edged by herbaceous and shrub planting. To the rear of the property there is a second courtyard garden that has space for a table and chairs.

SITUATION

Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs. The nearby market town of Axminster provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

DIRECTIONS

What3words///multiple.unhelpful.feel

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>)

Council Tax Band: C (Dorset Council - 01305 251010)

EPC: C

AGENTS NOTE

The sale of the property includes the freehold of the passageway and the premises fronting Broad Street (shop and first floor flat). The part of the property that fronts Broad Street is Grade II Listed but it is unclear whether the cottage is, however it is within the Conservation Area.

LEASE DETAILS

There are three titles for sale:

DT188719 - 199 years from 13/05/1983

DT203836 - 999 years from 20/01/1984

DT312850 - 179 years from 29/09/2003

Each lease has different maintenance and ground rent liabilities - please refer to the formal tender document for details.

The formal tender pack is available at Kitson & Trotman Solicitors Lyme Regis office at a cost of £25.

Tenders to Symonds & Sampson LLP

23 South Street

Bridport

DT6 3NU

01308 422092

By 12 noon on 10th December 2025.



Energy Efficiency Rating		Current	Potential
How energy efficient - lower running costs			
(10-15) A			
(15-19) B			
(20-23) C			
(24-27) D			
(28-30) E			
(31-33) F			
(34-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

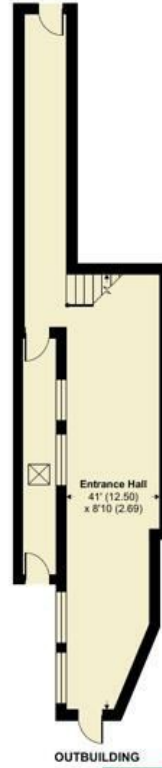
Broad Street, Lyme Regis

Approximate Area = 1536 sq ft / 142.7 sq m

Outbuilding = 546 sq ft / 50.7 sq m

Total = 2082 sq ft / 193.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Symonds & Sampson. REF: 948878



Bridport/SVA/28082025



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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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

FORMAL TENDER NOTES

52 Broad Street, Lyme Regis, DT7 3QF

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than

12 NOON ON WEDNESDAY 10th DECEMBER 2025

SYMONDS AND SAMPSON, 23 SOUTH STREET, BRIDPORT, DT6 3NU

Email: sallen@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bids or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, we would advise that fixed sums should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place.
4. If you are submitting an offer on behalf of another party, you should state the name and address of that party, and you should confirm your authority to act as their agent.
5. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
6. Please clearly mark the envelope with the words "52 BROAD STREET" in the left hand corner. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
7. Exchange of contracts to be on acceptance of the offer with completion on 14th January 2026 or earlier by agreement.
8. The vendors do not commit themselves to accept the highest or indeed any offer.

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SYMONDS AND SAMPSON, 23 SOUTH STREET, BRIDPORT, DT6 3NU

Email: sallen@symondsandsampson.co.uk

I/We:.....

Of:.....

.....Postcode.....
.....

Telephone:.....Email.....
.....

Hereby submit for a Tender for the property as described in our particulars and conditions of sale, in the sum of:

£.....

(In words.....)

Please provide details of funding and enclose evidence (e.g. bank statements/mortgage offer/letter from bank).

.....

Dated:.....Signed:.....

My/our solicitors
are:.....

Address.....
.....

PLEASE ENSURE THIS FORM IS RETURNED TO OUR OFFICE TOGETHER WITH THE SIGNED FORMAL TENDER CONTRACT AND YOUR DEPOSIT MONIES BEING 10% OF YOUR TENDER AMOUNT PRIOR TO 12 NOON ON WEDNESDAY 10th DECEMBER 2025. THIS TENDER FORM SHOULD BE COMPLETED IN ACCORDANCE WITH THE CONDITIONS AND STIPULATIONS SET OUT IN THE THE SALES PARTICULARS. DEPOSIT MONIES CAN BE PAID TO KITSON & TROTMAN LLP. PLEASE CONTACT SYMONDS & SAMPSON LLP FOR FURTHER DETAILS.

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