



Aloha,



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Broad Street, Lyme Regis, Dorset DT7 3QE

Town centre location just above beach.

Enjoying breathtaking views of the sea and The Cobb in the heart of the highly sought after historic town of Lyme Regis

- Wonderful seaside setting
- Double bedroom
- Shower room
- Private and tucked away
- Council Tax Band A
- Unique ground floor apartment
- Split-level living room/kitchen/dinning room
- Long garden with panoramic sea views
- Excellent 2nd home/holiday letting investment
- 999 year lease from 2006

Guide Price £395,000

THE PROPERTY

Aloha is a very impressive self-contained ground floor apartment with lovely garden, occupying a private and tucked away, elevated position above the well known Marine Parade, with stunning views of the sea and The Cobb. From the gardens there are breathtaking panoramic views along the Jurassic Coast to Portland. The views are considered to be one of the best in Lyme Regis.

The unique apartment was converted by the current owner in 2006 and more recently subject to extensive upgrading/refurbishment to a very high standard. Features include gas-fired heating with a modern boiler, well equipped kitchen with granite work surfaces, Candy electric oven, Blomberg electric ceramic hob and pull out extractor, well equipped shower room with large walk-in shower and mains shower, laminate wood flooring and LED lighting virtually throughout, plus electrically operated pair of rooflights to the living room and kitchen/dining room.



The well presented accommodation faces principally west, enjoying a lovely sunny outlook over its own long garden with the sea and The Cobb beyond.

Extending to - Split-level living room/kitchen/dining room plus walk-in larder/utility with extensive shelving, double bedroom with walk-in under-stairs cupboard and shower room.

OUTSIDE

Enjoying a long and very well stocked southwest facing garden, with panoramic views over the sea to The Cobb and along the Jurassic Coast to Portland. At the far end is a raised decking area, being a prime spot to enjoy the breathtaking views. Until recently it sited a summerhouse and this area offers excellent potential for a new outbuilding/studio/home office etc, to suit a new owner.

HOLIDAY LETTING BUSINESS/POTENTIAL

The apartment was very successfully let out for holiday purposes, generating excellent income and very high demand. The holiday letting agency, Classic Cottages, has provided projected income revenue potential.

SITUATION

Aloha occupies a wonderful seaside/coastal position just above Marine Parade and just off Broad Street, in the heart of the town centre. Marine Parade is a delightful long esplanade, some 2 miles long, stretching from East Beach to the harbour, The Cobb and Monmouth Beach. The beautiful Langmoor Gardens are also very nearby.

Lyme Regis is a historic coastal town well known for its iconic Cobb, harbour and lovely bathing beaches. The town is located on the stunning Jurassic Coast World Heritage Site and within the West Dorset Area of Outstanding Natural Beauty (AONB). Lyme Regis has a thriving community with excellent shopping, business, leisure and cultural experiences to suit all tastes. Nearby Axminster has a mainline rail service to London and the thriving historic market town of Bridport is also very nearby.

TENURE

Long 999 year lease from 2006. Peppercorn ground rent.

SERVICES

All mains services. Gas-fired central heating.

VIEWINGS

Strictly by appointment with Stags Bridport

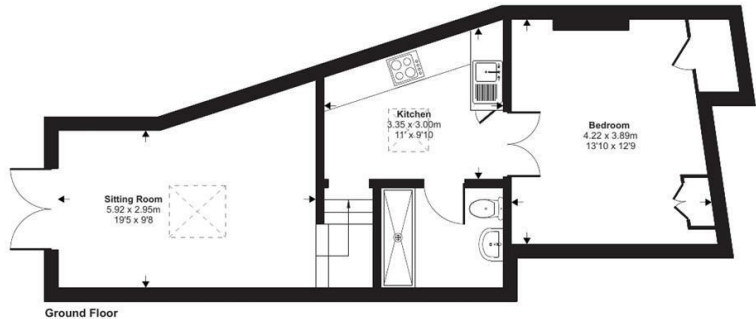
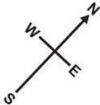
DIRECTIONS

From Lyme Regis town centre go up Broad Street for a short distance and access to Aloha is on the left, through a passageway between Good Wine and The Galley Cafe.



Approximate Area = 517 sq ft / 48 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). © nchecon 2024. Produced for Stags. REF: 1077852

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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