



The Penthouse,



# The Penthouse,

31 Silver Street, Lyme Regis, DT7 3HS

Axminster 5.4 miles Bridport 9.7 miles 0.9 miles to the Cobb

Enjoying spectacular views over Lyme Bay, this is a perfect bolt hole by the sea in Dorset.

- Amazing sea views
- One bedroom
- In a popular historic town
- No onward chain
- Council tax Band A
- Grade 2 listed

Guide Price £229,950

## SITUATION

Lyme Regis is part of the stunning Jurassic Coast World Heritage Site with a thriving town centre offering convenience and bespoke shopping of a surprising variety, as well as a number of renowned popular restaurants and hotels. The area is designated as an Area of Outstanding Natural Beauty and has excellent walking and water sport opportunities. The market town of Axminster is only 6 miles away with train services to London Waterloo.

## DESCRIPTION

A well presented one double bedroom penthouse apartment with spectacular SEA VIEWS across Lyme Bay. The property lies a 5 minute walk North of the main town centre up the hill.



## ACCOMMODATION

On entering the communal hallway, (shared between 3 flats) stairs rise in front of you giving access to the property on the top floor. The flat itself has a spacious hallway giving access to all rooms. The bedroom is a large double with ample built in storage on three sides. The impressive bathroom enjoys lovely views to the rear over the rooftops to the hills beyond with steps up to a bath, separate shower cubicle with back-lit glass bricks and a mains powered shower, WC and basin. The sitting room has a cast iron fireplace with stone hearth and space for two sofas (or sofa bed for use as an extra bedroom) The kitchen was newly remodelled in recent years and offers ample storage, a brand new wall mounted boiler and space for a small dining table. Of particular note is the Juliet balcony with glass doors which can be thrown open to enjoy the impressive views of the sea and Lyme Bay.

## SERVICES

The property has mains gas, with a newly fitted gas boiler in the kitchen, mains drains and electricity. There is a communal laundry on the ground floor for shared use (coin fed) for the four properties in the building. Broadband - Standard up to 17Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps. Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside. (Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## DIRECTIONS

On entering the town from Uplyme on Lyme Road (B3165) follow the road until you head downhill towards the town. The property will be found on your left hand side just before the Nags Head Inn. There is some on street parking diagonally across the road from the property, if available, or you can park in one of the pay and display car parks dotted around the town.

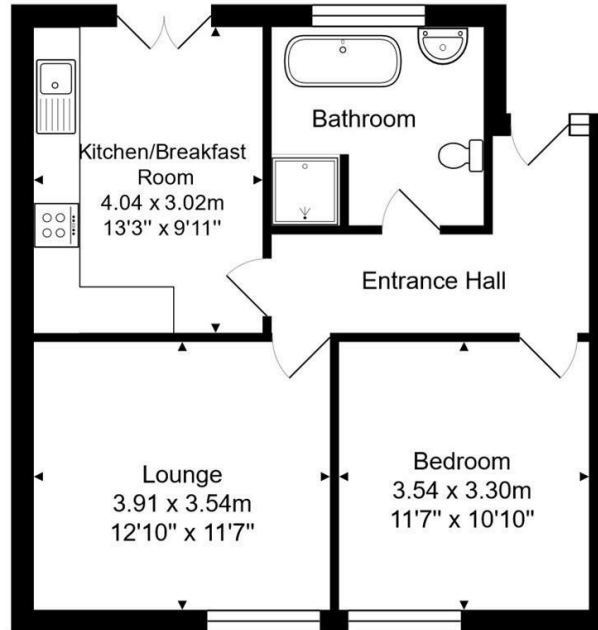
## AGENTS NOTES

The property has a share of the freehold and there is a monthly maintenance charge of £100. Management company is 4 x flat owners. New fire alarm and sensor system recently installed.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01380 428001 or via email at [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk).





Total Area: 54.4 m<sup>2</sup> ... 586 ft<sup>2</sup>  
 Not to scale. Measurements are approximate and for guidance only.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>		58	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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