



6 Portland Court



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Lyme Regis, Dorset, DT7 3ND

Town Centre, Seafront and Cobb 0.75 miles. Bridport 10 miles.

A spacious detached house enjoying distant sea views along the Jurassic Coast, in a popular location within easy walk of Lyme Regis town centre.

- Attractive detached house
- Spacious well proportioned accommodation
- 2 Double bedrooms
- 2 Bathrooms (1 en-suite)
- Workshop and office
- Town and coastal views
- Tucked away position
- Easy walk of town and seafront
- First time on market since 1990
- Freehold. Council Tax Band D

Guide Price £465,000

THE PROPERTY

6 Portland Court is an attractive detached house occupying a tucked away position, in a popular well established residential area, within easy reach of Lyme Regis town centre and the seafront. It was believed to have been built in the 1970s with colour-washed rendered elevations and later extended under the current ownership.

The spacious and well presented accommodation enjoys distant views over the town and along the Jurassic Coast to Stonebarrow and Golden Cap.

Modern amenities include gas-fired central heating, cavity wall insulation, aluminium/hardwood and uPVC double glazed windows, fitted kitchen with Bosch eye-level electric double oven, Electrolux gas hob and Neff cooker hood plus space for slimline dishwasher, and en-suite bathroom to the main bedroom.



Briefly, the accommodation extends to:

Ground floor - Reception hall with patio doors to balcony, living/dining room with patio doors to balcony, kitchen, shower room, cloakroom/WC, utility

Lower ground floor – Hall, principal bedroom with built-in wardrobes, patio doors and en-suite bathroom, second bedroom with built-in wardrobes.

OUTSIDE

There is a driveway leading to the attached former garage (converted to provide a store/workshop and separate office).

The front garden has been attractively landscaped for ease of maintenance with a paved terrace, areas down to pea shingle and a whole range of mature shrubs. At the rear of the property is a raised balcony taking advantage of the lovely town and coastal views. There is a small lawned rear garden with timber decking, integral store (with power and housing the central heating boiler) plus outside tap.

SITUATION

Portland Court is a well established and popular residential area within easy walking distance of the town centre and seafront. Lyme Regis is a picturesque and historic coastal town famous for its historic Cobb, harbour and glorious 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 is a thriving community with excellent shopping, business and leisure facilities and cultural experiences to suit all tastes. At nearby Axminster there is a mainline rail service to London and the historic market town of Bridport is also within easy reach.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 16Mbps, Superfast up to 76Mbps 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).

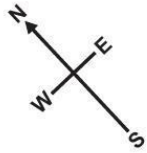
VIEWINGS

Strictly by appointment with Stags Bridport.

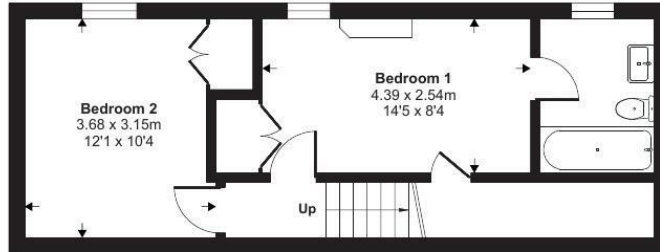
DIRECTIONS

From Lyme Regis town centre follow Silver Street (signed Axminster) and at the roundabout take the 1st exit onto Clappentail Lane. Then take the next left into Portland Court and at the end bear left, the property will then be seen after a short distance on the right.

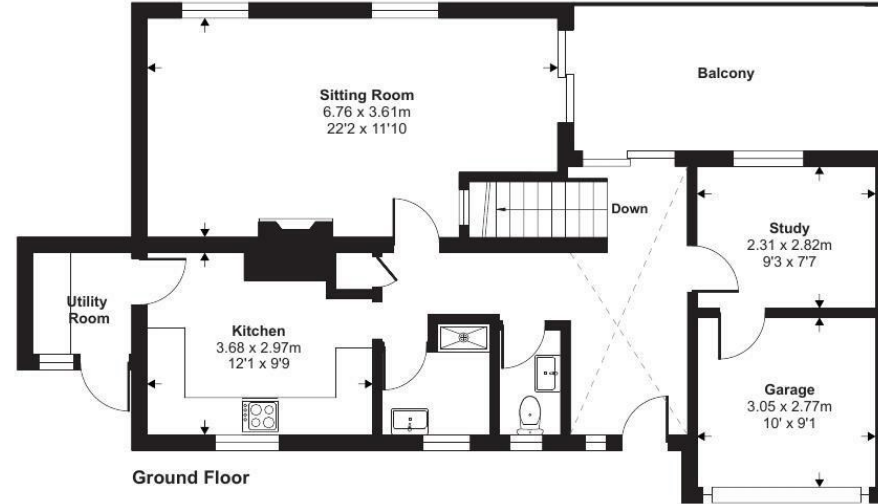




Approximate Area = 1114 sq ft / 103.4 sq m
 Garage = 89 sq ft / 8.2 sq m
 Total = 1203 sq ft / 111.7 sq m
 For identification only - Not to scale



Lower Ground Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1108916

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) A			
(81-91) B			80
(69-80) C			
(54-68) D		62	
(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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