



9 Bowling Green Chalets





# 9 Bowling Green

Lyme Regis, DT7 3LG

A superb holiday chalet with two bedrooms, stunning sea views and off street parking.

- SEA VIEWS
- PRIVATE PARKING
- NO FORWARD CHAIN
- LEASEHOLD
- HOLIDAY CHALET
- CENTRAL LYME REGIS
- FULLY REFURBISHED
- EPC G

Guide Price £340,000

## 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

The chalet is an Architect designed new build. Built in 2016/17 to Building Regulation standards





## ACCOMMODATION

The property is arranged over two floors with a spacious open-plan kitchen and living area on the ground floor with amazing views out to sea over the bowling green below. There is a bedroom on the ground floor with a bathroom next door and a spacious double in a mezzanine on the first floor.

Outside is a large decked area to enjoy the fantastic views. There is parking for one car directly outside the property in front.

## SERVICES

The property has electric heating and mains drainage.

## DIRECTIONS

In the centre of Lyme Regis you will find Monmouth Beach car park- go into the car park and all the way through- you will see the entrance to Bowling Green Chalets up to the right, follow the lane through the chalets and number 9 will be on your right hand side.

## VIEWINGS

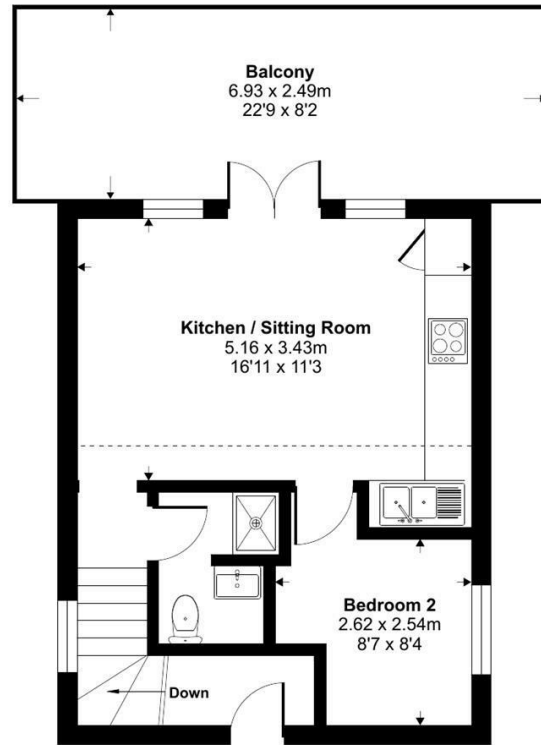
Please contact our office to arrange a viewing.

## AGENTS NOTE

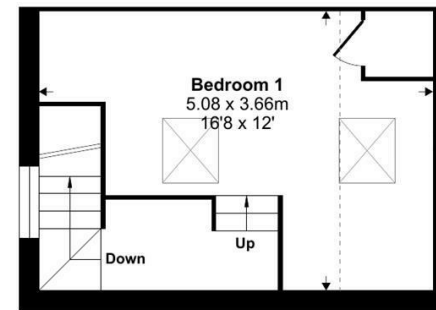
Occupancy: Occupancy is for 10 months of the year. In January and February the water is turned off on site by the council.

The current Lease has been granted for a term of 25 years from 1 March 2020. The Lease contains an option to renew clause which allows the Leaseholder to apply to renew the Lease between 1 August 2044 to 5 January 2045 for a further 25 years from 1 March 2045 to February 2070 with no additional charge. Additionally, the Council have issued a comfort letter which confirms that the leaseholders will have an absolute right to extend the Lease in 2045 for another 25 years. A copy of the comfort letter is available for reference. Annual site charge is £3,940.75 paid to the council.





**Ground Floor**



**First Floor**

Approximate Area = 523 sq ft / 48.5 sq m  
 Limited Use Area(s) = 48 sq ft / 4.5 sq m  
 Total = 571 sq ft / 53 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2024. Produced for Stags. REF: 1036374

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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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

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