



Flat 3, Cobb House



# Flat 3, Cobb House

Marine Parade, Lyme Regis, DT7 3JF

Just back from the seafront, beaches, harbour and The Cobb.

**A very spacious apartment in a prime location, just back from Lyme Regis sea front and enjoying stunning coastal views**

- Elegant and spacious apartment
- Highly sought after seaside location
- Stunning views over the harbour, The Cobb and along the Jurassic Coast
- 3 Double bedrooms
- 2 Bathrooms
- Living/dining room
- Excellent holiday letting potential
- First time on market in 22 years
- Special rare opportunity
- 999 Year lease from 1980. Freehold share. Council Tax Band C

Guide Price £600,000

## THE PROPERTY

Flat 3 is a very spacious and well presented third floor/top floor apartment in a highly sought after position just back from Lyme Regis seafront and enjoying stunning views over the harbour, The Cobb and along the Jurassic Coast to Portland. Cobb House is a very historic building dating back to the 19th century and listed grade 2, of architectural or historic importance.

The accommodation is very spacious, well proportioned and well presented, with a whole number of character features typical of its age and type, including high ceilings, sash windows, picture rails, deep skirting boards, stripped pine doors and panelled doors.

It offers all modern amenities including electric heating, wood burner to the living room, modern well equipped kitchen with eye-level electric double oven, electric ceramic hob and integrated washing machine plus a recently new shower room.

The apartment comprises reception hall with access to large loft, cloakroom, living/dining room, kitchen, three double bedrooms, bathroom, shower room.



## PARKING

Within easy reach is the large Monmouth Beach Council Car Park with permits available.

## ADDITIONAL PHOTOGRAPHS

See website.

## HOLIDAY LETTING POTENTIAL

The apartment offers excellent holiday letting potential. Projected income has been provided by Classic Cottages and available on request.

## SITUATION

Cobb House enjoys an enviable position within the picturesque back lane of Marine Parade, just a stone's throw from the sea. Lyme Regis is a highly desirable 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 Dorset Area of Outstanding Natural Beauty.

Lyme Regis has a thriving community with excellent shopping, business and leisure facilities and cultural experiences to suit all tastes. At nearby Axminster there is a rail service to London and the thriving market town of Bridport is also easily accessible.

## SERVICES

Mains electricity, water and drainage. Electric heating. Mains gas in building (not connected).

Broadband - Standard up to 17Mbps and Superfast up to 54Mbps. Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services outside, and Vodafone likely inside for voice services.

(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).

## TENURE

999 Years lease from 1988. Freehold share. Contribution towards building insurance. No service charge. Communal entrance hall to be upgraded. Cobb house comprises of just 4 apartments.

## VIEWINGS

Strictly by appointment with Stags Bridport.

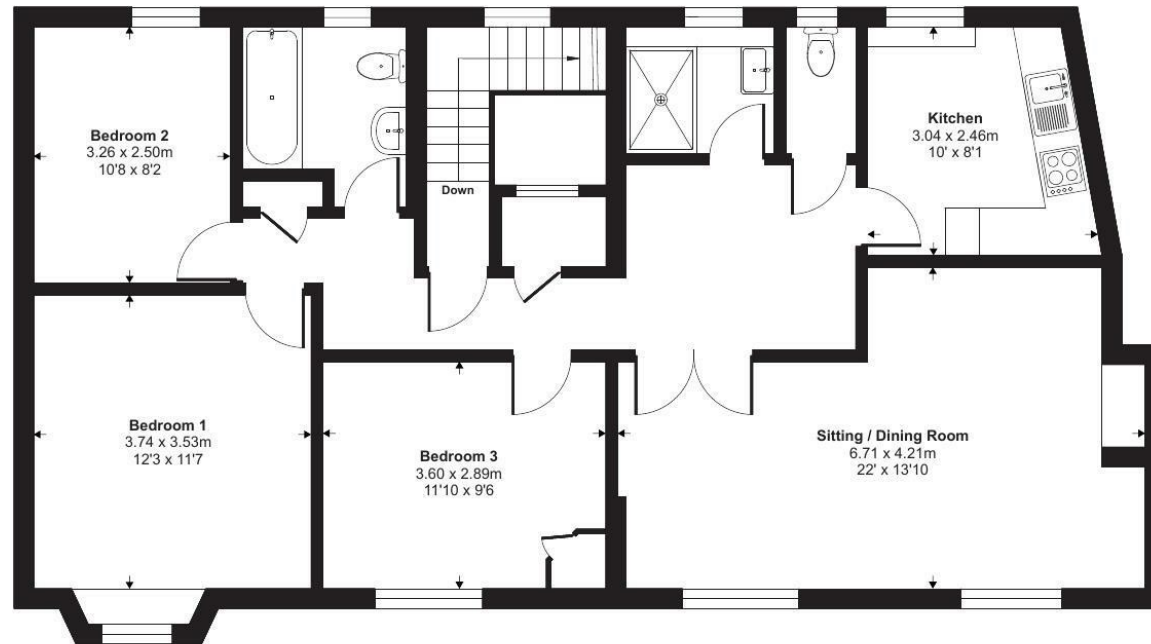
## DIRECTIONS

From the centre of Lyme Regis town proceed up Broad Street and bear left into Pound Street. Just before the Holmbush car park, turn left into Cobb Road and proceed down the hill towards the harbour. Park in the Monmouth Beach car park and proceed on foot to Marine Parade (Cobb House is virtually opposite Harbour Inn).



Approximate Area = 1065 sq ft / 98.9 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). ©nchecom 2024. Produced for Stags. REF: 1146606

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