



Broadway House



Broadway House

1 Silver Street, Lyme Regis, DT7 3HR

Prime town centre location. Beach, esplanade and the Cobb 0.25 mile.

A handsome and well appointed Georgian town house with stunning town and coastal views, occupying a prime location within this highly sought after historic coastal town.

- Beautiful Georgian town house
- Stunning living room
- 3 Bedrooms, 2 bathrooms
- Kitchen/dining room, utility/shower room, cellar
- Secluded courtyard garden
- Well appointed with many original features
- Private parking space
- Stunning town and sea views
- Prime central location
- Freehold. Council Tax Band F

Guide Price £895,000

THE PROPERTY

Broadway House is a handsome and substantial attached Georgian town house, occupying a prime central location with iconic stunning views down picturesque Broad Street and along the beautiful Jurassic coast, in the highly sought after historic town of Lyme Regis.

The house dates back to the early/mid-19th century and is listed grade 2, of architectural or historic importance, having classic colour-washed rendered elevations under a slate roof. In recent years it has been subject to extensive and sympathetic refurbishment to a very high standard.

The gracious, well proportioned and well presented, accommodation extends to a very generous 2040sqft. There are numerous character features, typical of its period, including high ceilings, sash windows, window shutters, window seat, panelled doors, wood panelling, a fine fireplace and ceiling mouldings to the living room, ornate window railings and a fine staircase.

The well appointed features include gas-fired central heating, well equipped kitchen, by John Lewis, marble worktops plus breakfast bar, electric oven, electric induction hob, integrated microwave, integrated fridge and integrated dishwasher, utility room with matching units and integrated Bosch washing machine and tumble drier, attractive bathroom and wet room fittings, wood burner to the living room and good quality floor coverings.

Briefly, the accommodation extends to:



Ground floor - Reception hall and back hall, extensive cellar space, kitchen/dining room, breakfast room, utility/boot room, shower room.

First floor - Living room, morning room, bedroom.

Second floor - Landing, principal bedroom with en-suite shower room, third double bedroom, bathroom/shower room.

There is also the immense benefit of a nearby allocated parking space (extremely rare in Lyme Regis town centre).

OUTSIDE

Broadway House stands elevated and slightly set back from Silver Street.

There is a paved front area enclosed behind ornate railings, with borders, palm and plum trees with a pedestrian gate onto Pound Street. Delightful walled west-facing rear courtyard which is paved plus raised borders.

Very nearby allocated parking space (just shortly behind rear courtyard).

SITUATION

Broadway House occupies a high profile position at the top of Broad Street, in the heart of the town centre and within easy reach of the seafront and promenade. Langmoor Gardens is virtually opposite, providing a very pleasant shortcut down to the beaches, the harbour and the Cobb. Lyme Regis is a picturesque and historic coastal town, famous for the Cobb and harbour. The town retains numerous historic buildings and offers excellent shopping, business and leisure facilities. It is situated on the stunning World Heritage coastline, known as the Jurassic Coast and the immediate locality is designated as being an Area of Outstanding Natural Beauty (AONB). Lyme Regis is a thriving community with theatre plus sailing and boating activities. At nearby Axminster there is a mainline rail service to London and the historic market town of Bridport is within only about 20 minutes' drive.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 18Mbps and Superfast up to 80Mbps.

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 through Stags Bridport.

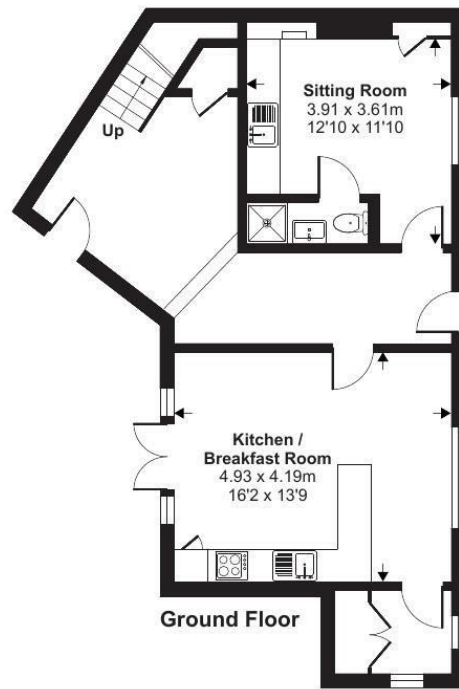
DIRECTIONS

From Bridport proceed west along the A35 and at the end of the Charmouth bypass take the 2nd exit, signed Lyme Regis. Continue into the town centre and into Broad Street. At the top of the main street Broadway House will be seen on the right, onto Silver Street.

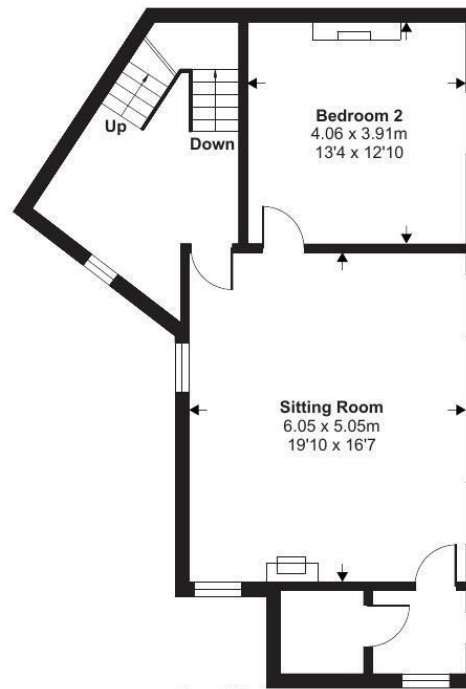


Approximate Area = 2039 sq ft / 189.4 sq m

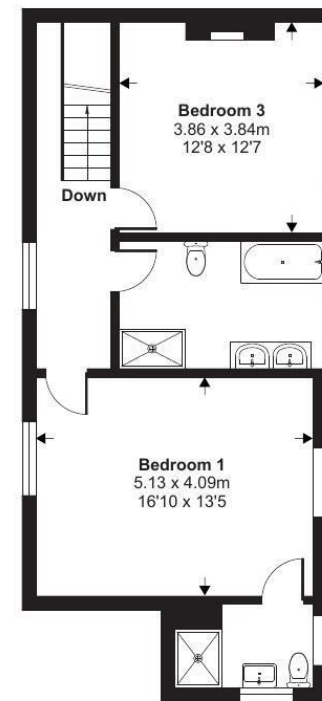
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Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1192924

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