



Sea Spray



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17 Monmouth Beach Chalets, Lyme Regis, DT7 3LE
On Monmouth Beach Seafront Road.

A superb holiday cabin occupying a prime seaside location just back from Monmouth Beach.

- Impressive holiday chalet
- Studio accommodation
- Sea views
- Superb coastal location
- Business Rates (100% Relief)
- Newly refurbished
- Very well equipped
- Free off-road parking
- Ideal second home/holiday letting opportunity
- Long lease

Guide Price £275,000

THE PROPERTY

Sea Spray is a beautifully decorated, newly built, holiday cabin on Monmouth Beach seafront, enjoying sea views and just seconds walk to the beach. Under the current ownership since 2020 it has been rebuilt and equipped to a very high standard, having attractive timber clad elevations.

The impressive features include air conditioning for heating and cooling, well equipped kitchen with electric hob, oven, microwave and fridge with ice box and a contemporary shower room with walk-in shower.

The single storey studio style layout extends to kitchen, dining and sitting area with two double bunk fitted beds.



HOLIDAY LETTING BUSINESS

A very successful holiday letting business is currently being operated. Total gross revenue for 2023/2024 was £25,126.50. Financial year 2024/25 is so far £25,892.50. Letting contract is currently with Lyme Bay Holidays (can be terminated subject to a fee). Full trading information available on request. The quality contents of the cabin are included in the price if desired.

OUTSIDE

Off-road parking space owned by Sea Spray, situated close to the chalet. Front garden and raised patio terrace enjoying sea views. Two shed enclosures behind the cabin for storage. Easy access walk around the whole of the cabin.

SITUATION

Occupying a prime seaside location just to the west of The Cobb and just back from Monmouth Beach. Lyme Regis is a highly sought after and charming historic coastal resort on the stunning World Heritage Jurassic Coast. The thriving town centre offers 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 (AONB) and has excellent walking and water sport opportunities. The market towns of Axminster (with rail services to London Waterloo) and Bridport, are within 10/20 minutes' drive.

SERVICES

Mains electricity, water and drainage.

The cabin has eight solar panels on the roof. Excess electricity is sold to the grid meaning electricity costs were zero in 2024.

VIEWINGS

Strictly by appointment through Stags Bridport, subject to holiday bookings.

DIRECTIONS

From Lyme Regis town centre go up Broad Street and bear left into Pound Street, then turn left down Cobb Hill and at the bottom bear right. Sea Spray is found past the car parks at the far end.

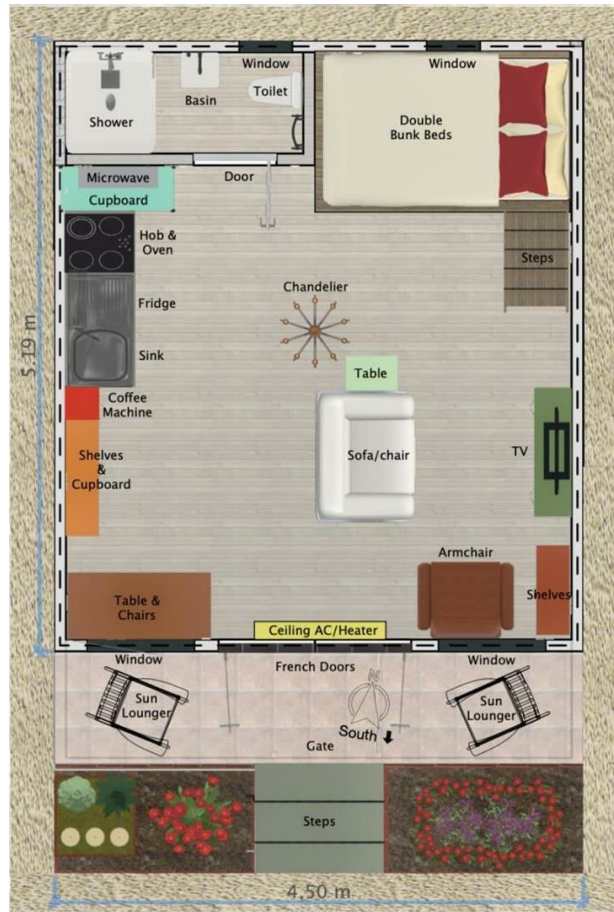
AGENT'S NOTE

Occupancy – 10 Months of the year. In January and February the water is turned off on site by the Council.

The lease renews every 25 years and is guaranteed until 2095. It is likely to be extended to 2120 the next time the lease renews in 2045.

Annual Site Charge - £3,169 plus VAT plus £436 plus VAT if let for 56 days or more.





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			100
(81-91) B			
(69-80) C			
(54-68) D		63	
(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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