



Seascape







Seascape 6 Somer Fields

Lyme Regis, Dorset, DT7 3EZ

A 4 bed detached house with spectacular panoramic country, coastal and sea views in this popular coastal town with double garage and parking.

- Stunning sea views
- Four bedrooms
- Utility room and laundry room
- Large sitting room with exceptional views
- Freehold
- Double Garage
- 2 bathrooms and WC
- Kitchen/diner
- Driveway with ample parking
- CTB F, EPC D

Guide Price £875,000

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THE PROPERTY

Seascape is an imposing detached residence set in this idyllic coastal position. The house sits in a large plot with simply glorious panoramic views taking in the countryside, the Jurassic Coastline, including Golden Cap and Chesil Beach to Portland in the distance and out across Lyme Bay. These stunning sea views must be seen to be appreciated! To make the most of the views the property has been designed with reverse accommodation. On the ground floor is an entrance porch, entrance hall with extensive storage, two double bedrooms, a fourth bedroom/ study and a family bathroom. Also accessed from the hallway is an integral double garage with electric up and over door and utility room to the rear. Stairs lead to the first floor where there is large landing giving access to the kitchen/ diner which is well appointed and ideally positioned to enjoy the far reaching views. Adjacent to this is the reception room with space for dining table and this is again ideally positioned to enjoy the simply glorious views and has doors leading to the large balcony. Also on this floor is the master bedroom with extensive built in storage and a shower room. Opposite the kitchen on this floor is a laundry room. The house is presented in good order and lends itself to further development.

OUTSIDE

Seascape is approached from a cul de sac via a private drive with space and parking for a number of vehicles as well as a double garage. The front of the property is a large mature garden laid principally to level lawn again positioned to enjoy the views! To the rear is a well thought out garden with raised vegetable beds and green house.

SITUATION

Situated on the sought after western side of Lyme Regis only minutes away from the harbour with its famous and ancient Cobb, sandy beaches and the town centre with its growing artistic community and bespoke shops. There is a wide range of shopping and leisure facilities including: Sailing, diving, fishing, golf, and bowls all nearby. Lyme Regis also has a theatre and is well served by several medical and dental practises, a well-known secondary school and is within easy reach of the renowned Colyton Grammar School. To the north is the market town of Axminster (6 miles) with a wider range of facilities along with a railway station on the London Waterloo line. There are international airports at Exeter (28 miles) and Bristol (60 miles). The renowned South West Coastal Path runs nearby offering immediate access to superb walks to both Lyme and its centre and through the wooded Undercliff with its bluebell woods.





SERVICES

All mains services, gas fired central heating, mains water and drainage.

The property is standard brick and cavity construction

Broadband

Standard Speed 17mbps

Superfast Speed 47mbps

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and out. (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

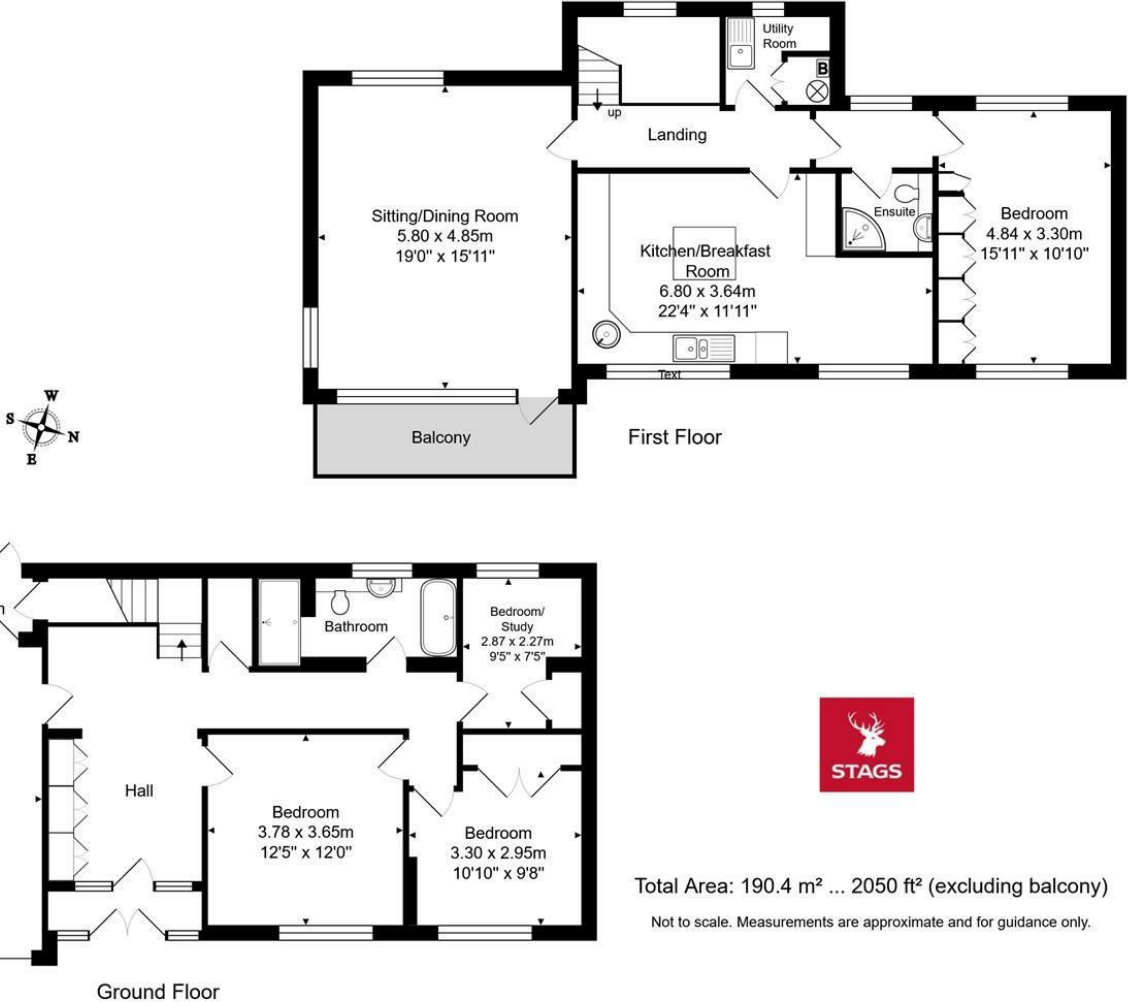
Strictly via the selling agent Stags

DIRECTIONS

From Bridport take the A35 heading west to Lyme Regis. Follow the road through the town on the A3052. Pass through the town centre passing the cinema and the Alexandra Hotel, continue up the hill on Sidmouth road. Somers Road is a turning on the right at the top of the hill, follow the road into Somer Fields and Seascape is in the top left.



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		80
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 