



Flat 7 Victoria House



Flat 7 Victoria House,

Uplyme Road, Lyme Regis, DT7 3LP

Town Centre 0.2 mile. Seafront 0.5 mile. Bridport 11 miles.

A spacious and well appointed apartment with lovely sea views within easy reach of the town centre and seafront

- Spacious 851sqft
- 3 Bedrooms
- Open plan living/dining room/kitchen
- Private terrace and 2 allocated parking spaces
- Long lease with freehold share
- Well appointed and presented
- 2 En-suite bathrooms plus cloakroom
- Stunning views along the Jurassic Coast
- Easy reach of town centre and beaches
- Council Tax Band C

Guide Price £375,000

THE PROPERTY

Victoria House is a fine detached Victorian house – formerly The Victoria Hotel and The Station Hotel. It has classic Victorian architectural features and is predominantly of red brick. A very skilful, high quality, conversion was undertaken in 2023 to create seven highly individual apartments.

Flat 7 is located on the second floor and enjoys stunning sea views along the Jurassic Coast to Portland and over Lyme Regis to Black Ven and the surrounding countryside.

The excellent specification includes electric heating, well equipped kitchen with electric oven, ceramic hob and cooker hood plus attractive bathroom/shower room fittings. The spacious and well presented accommodation extends to hall, cloakroom, open plan living/dining/kitchen, bedroom 1 with en-suite shower room, bedroom 2 with en-suite bathroom, bedroom 3/study.

The property would be equally ideal as a permanent home, second home and/or holiday letting or long term letting investment.



OUTSIDE

The apartment benefits from two allocated parking spaces together with its own private terrace.

There is also the use of shared cycle and bin stores.

TENURE

Long 999 year lease with effect from 2023, 997 years remaining, with share of freehold. There is a service charge of £XX per annum to cover external maintenance, upkeep of communal areas and building insurance.

SITUATION

Victoria House occupies a pleasant and highly convenient location, just a few minutes' walk to the town centre and within easy reach of the seafront. Lyme Regis is a picturesque and historic coastal town famous for its historic Cobb, harbour and glorious beaches. The town is located on the stunning Jurassic World Heritage Site and within the Dorset Area of Outstanding Natural Beauty (AONB). Lyme Regis is a thriving community with good shopping, business and leisure facilities plus cultural experiences to suit all tastes. At nearby Axminster there is a mainline rail service to London and the historic market town of Bridport is also very nearby.

SERVICES

Mains electricity, water and drainage. Electric heating.

Broadband - Standard up to 16Mbps and Ultrafast up to 1800Mbps.

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).

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Lyme Regis town centre and at the top of Broad Street turn right into Silver Street. Continue past the Mariners Hotel into Uplyme Road and Victoria House can be seen on the right after ¼ mile or so.



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.

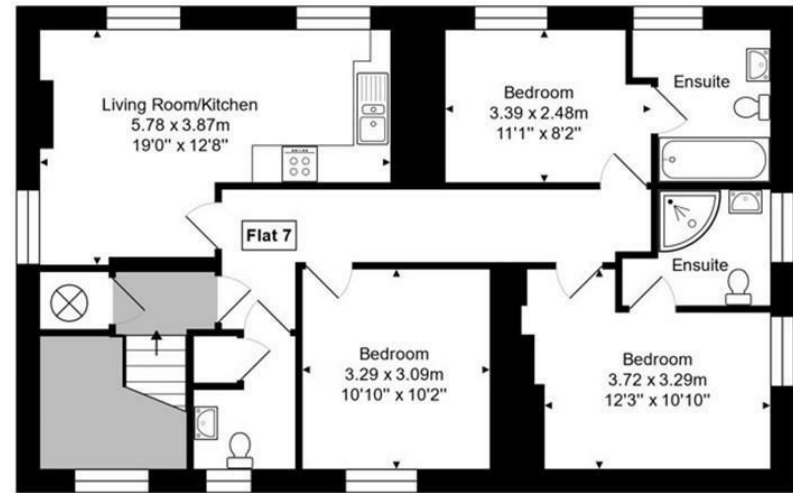


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Area: 79.1 m² ... 851 ft²

Not to scale. Measurements are
approximate and for guidance only



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