



AN EXTREMELY WELL PRESENTED LOWER GROUND FLOOR FLAT, FOR HOLIDAY USE ONLY, SITUATED WITHIN EASY WALKING DISTANCE OF LYME REGIS TOWN CENTRE



Under Arden, Hill Road, Lyme Regis, Dorset DT7 3PE
Guide Price £220,000

- Ground Floor Flat
- Extremely Well Presented
- For Sole Use as Holiday Accommodation
- Within Close Proximity of the Town Centre and Seafront
- One Bedroom with Ensuite
- Living Kitchen Area
- Parking Space
- No Onward Chain

Under Arden occupies part of the ground floor of a period building, situated within very close proximity of Lyme Regis town centre, its amenities and the seafront. Beautifully and tastefully appointed, the flat is currently utilised as a successful holiday let but would be equally well suited as a second home (please see Material Information section below for details of restrictions on use). It also benefits from a parking space/area adjacent to the flat, a rarity within such easy reach of the town centre.

The internal accommodation comprises of an entrance hall and lobby, with access to a modern living kitchen area, as well as a double bedroom with its own ensuite facilities. The property is also offered to the market with no onward chain.

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

The Accommodation Comprises:

Path from Hill Road to front entrance, opening into:

Entrance Hall

With frosted double glazed window and electric panel radiator. Step down to:

Inner Lobby

With access to:

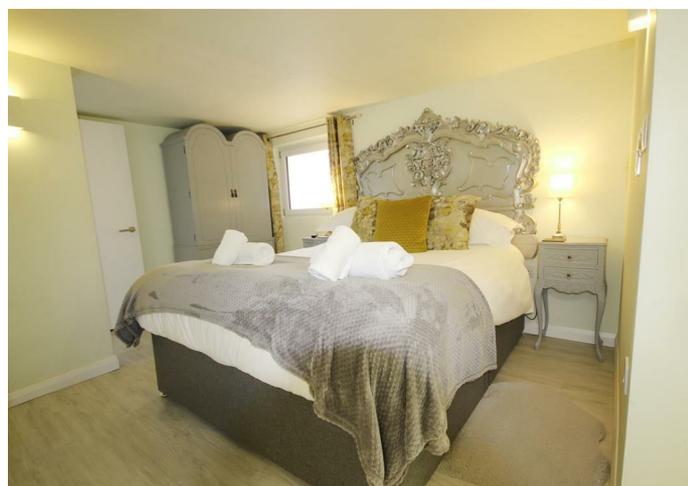
Living Room/Kitchen

12'1" x 12'6" (3.68m x 3.81m)

With wood laminate flooring throughout. 2 frosted double glazed windows. Electric panel radiator. Small built in storage cupboard. Smoke alarm.

Kitchen Area:

Comprising gloss finish soft close wall and base units with brushed granite worktops. Inset single bowl asterite sink and drainer. Induction hob and electric oven. Integral appliances including undercounter fridge, dishwasher and washing machine.



Bedroom

13'9" max. x 9'1" (4.19m x 2.77m)

With frosted double glazed window. Electric panel radiator and wood laminate flooring. Wall lights. Access to shower cubicle within a tiled surround. Wall mounted electric heated towel rail. Door to:

Ensuite

With WC and pedestal hand basin. Electric heated ladder towel rail. Wood laminte flooring and extractor fan. Vanity mirror.

OUTSIDE

Parking Space

Off Hill Road with useful storage cupboard to rear and access to viewing area affording coastal views.

LOCATION AND ACCESS

Under Arden is situated on Hill Road, a residential area within walking distance of the town. The property is approached from the pavement to a small concrete path leading to the front entrance. The parking area, which sits adjacent to the property, is also accessed via a dropped kerb which has its own timber storage cupboard, as well as a small viewing platform to the rear of the parking area, affording pleasant coastal views and vantage point.

MATERIAL INFORMATION

Local Authority: Dorset Council

Business Rates Rateable Value: (from April 2023) £1,600

Tenure: Share of Freehold

Under Arden is held on a 999 year lease (from December 2020) and owns a share of the freehold of the building, together with two other flat owners.

The property, as part of its previous planning approval, can only be used as holiday accommodation and is not for permanent occupation.

The contents can be purchased as part of separate negotiations.

SERVICES

We understand the following to be correct by applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Electric panel radiators. There is no gas connection to this property.

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk. At present there is no telephone connection to this property.

VIEWING

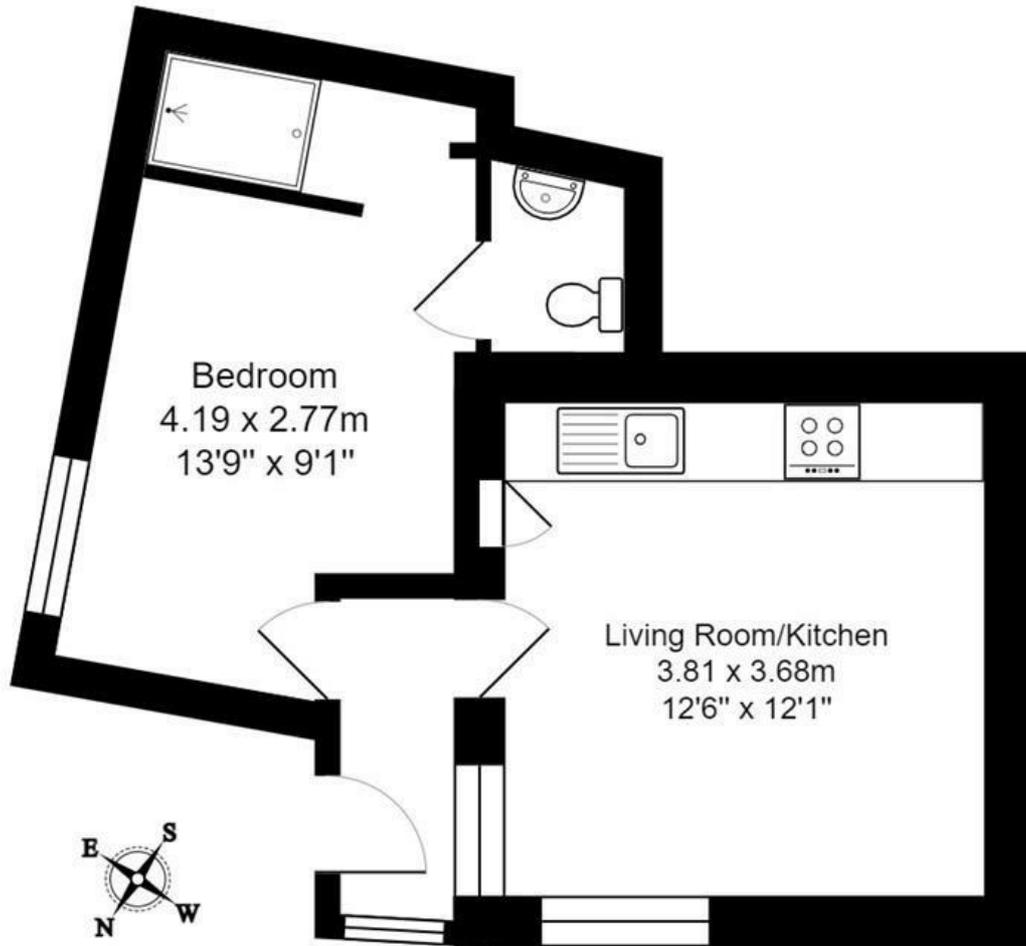
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From our office, proceed up Broad Street and bear right into Silver Street. Continue up the hill and take the first right hand turning into Hill Road. Under Arden is found just after the barber shop on the corner of Hill Road and Silver Street, on the right hand side and below another flat, Arden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		



Total Area: 32.4 m² ... 349 ft²

Not to scale. Measurements are approximate and for guidance only.

NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4632**

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