



A BEAUTIFULLY PRESENTED BEACH CHALET SITUATED ON MONMOUTH BEACH



Chalet 29 Monmouth Beach, Lyme Regis, Dorset DT7 3LU
Guide Price £225,000

- Beach Chalet
- Fantastic Seaside Position and Outlook
- Ideal Holiday Home/Let
- Living Area and Kitchenette Area
- Bed Deck
- Wet Room
- Outside Decking Area Overlooking the Beach
- Parking Space to the Rear

A great opportunity to purchase a beach chalet, situated at the far end of Monmouth Beach within touching distance of the sea and amenities.

Occupying a pleasant position, the chalet, of timber construction, affords a fantastic vista to the beach and sea, together with views toward the Cobb and Golden Cap in the distance.

The internal space is presented beautifully with a bespoke feel, comprising a sitting and kitchenette area, which can double up as a bed settee, shower room and a mezzanine bed deck above. Outside there is a generous decking area which overlooks the beach, whilst to the rear of the chalet is a parking space for No. 29.

The property would be an ideal holiday let proposition, or for use as a second home/holiday retreat.

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:

Decked pathway providing access for both No. 29 and No. 30 from parking area leading to a decked area overlooking Monmouth Beach and affording views to Golden Cap. uPVC patio french doors to:

Living/Kitchen Space

15'2" x 8'6" (4.62m x 2.59m)

Living Area

Vinyl flooring, ceiling light, double glazed window to front, wall light, smoke alarm. Staircase leading to Mezzanine Bed Deck.

Kitchen Area

Shaker style base units with wooden worktops and Belfast sink, double glazed window to rear, extractor fan, microwave combi-oven, undercounter space for small fridge freezer, power points.



Wet Room

With electric shower, WC and hand basin, inset spotlights, extractor fan, shower boarding.

Mezzanine Bed Deck

With skylights and further double glazed window to rear, wall lights, power points, TV point.

OUTSIDE

A decked pathway, providing access to both Chalet 29 and neighbouring Chalet 30, provides access on to the decked seating area for No. 29. From here, a set of french doors opens into the internal accommodation. There is also a parking space to the rear of the chalet.

MATERIAL INFORMATION

Local Authority: Dorset Council

Business Rates Rateable Value: £1,600

Tenure: Leasehold

The ground on which the chalet is sited is owned by the local authority. We understand the chalet is held on a 25 year lease from March 2020 at a rent of £2,700 + VAT per annum (as at May 2022). If the property is to be holiday let, then the tenant would be liable to pay an additional 15% on top of this figure. The occupancy period runs from 1st March to 7th November. A transfer fee of 10% of the sale price of the chalet (plus VAT) is payable to the Town Council on completion of the sale, please ask the Agent for more information. Further lease details are available on request. This property is located within a designated conservation area.

SERVICES

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

Electricity: Mains

Water: Private supply owned by the local authority

Drainage: Private supply owned by the local authority

Heating: There is no heating system

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

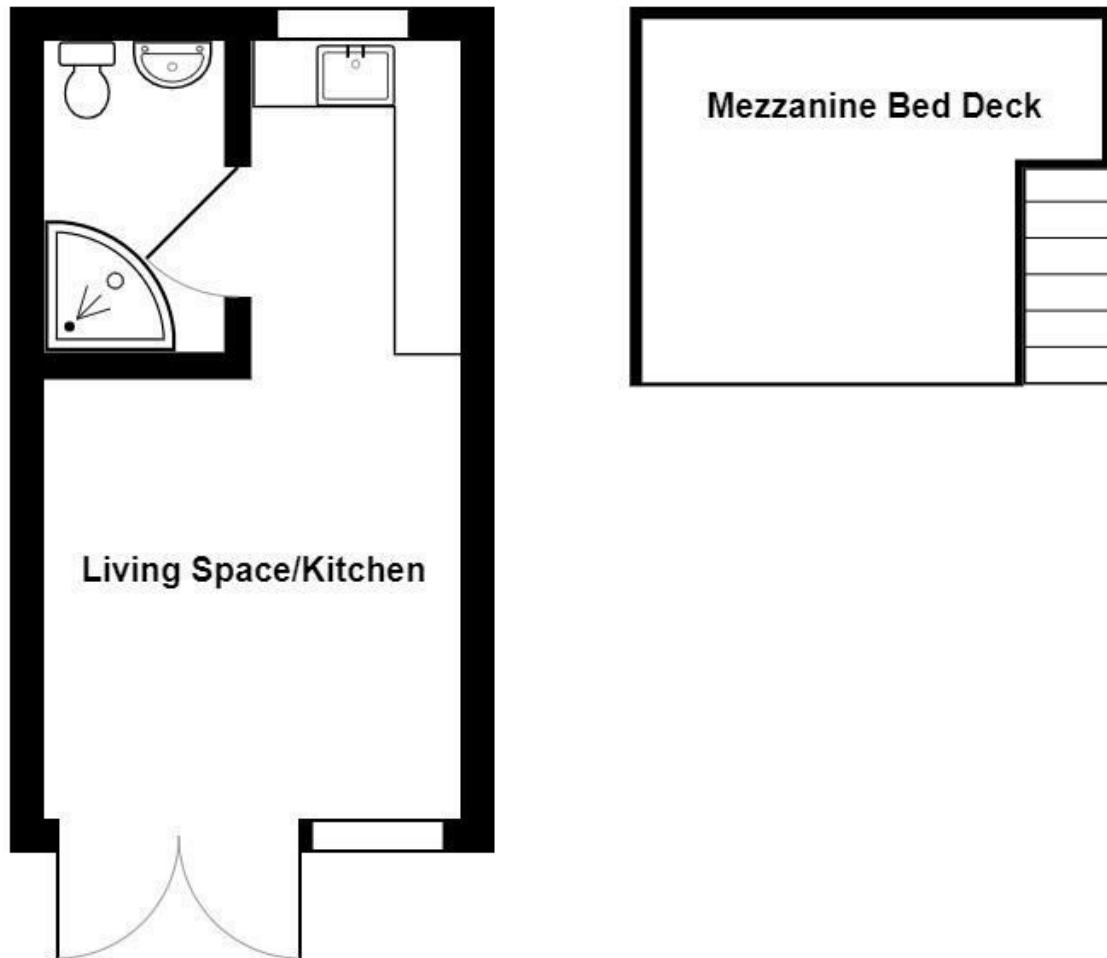
VIEWING

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

DIRECTIONS

At the top of Broad Street, fork left into Pound Street and take the first left into Cobb Road. At the bottom of the hill, turn right towards Monmouth Beach. Continue across the car park and past the static caravans and chalets either side, where No. 29 can be found half way along on the left hand side.





All measurements are approximate and for display purposes 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. **S4571**

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