



A FIRST FLOOR APARTMENT SITUATED WITHIN AN HISTORIC BUILDING ON THE EDGE OF LYME REGIS WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE AND BEACH. ENJOYING MAGNIFICENT VIEWS OF LYME BAY AND GOLDEN CAP.



5 Portland Lodge, Clappentail Lane, Lyme Regis DT7 3LZ
Guide Price £315,000

- First Floor Apartment
- Superb Coastal Views across Lyme Bay
- Beautifully Presented with Character Features
- Within 15 Minute Walk of the Town Centre/Beach
- Two Bedrooms
- Open Plan Lounge and Kitchen Area
- Bathroom
- One Allocated Parking Space
- Use of Communal Gardens
- No Onward Chain



Flat 5 Portland Lodge is a spacious and well appointed first floor apartment, situated within an historic Grade II Listed building, which was converted into 7 apartments in 2004. The property retains an abundance of character features and is expertly presented. Enjoying its top floor position but within an easy walk of the town centre and beach, the apartment benefits from superb coastal views and panorama toward Lyme Bay, Golden Cap and across to Portland Bill, with high ceilings creating a light aspect throughout. The accommodation is of generous proportions, including a spacious open plan living and kitchen area which affords pleasant country views, two bedrooms (both of which benefit from fantastic sea views and across Lyme Bay) and bathroom, whilst outside the flat has the benefit of its own allocated parking space. There are also views of the sea and Golden Cap from the communal gardens to the rear of the building.



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 with a direct service to London Waterloo (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:

Entrance Hall

Carpeted with steps to upper level. Ceiling lights and sky light. Radiator. Intercom telephone entry system.

Access from upper hall to:

Lounge/Kitchen

17'2" x 16' (5.23m x 4.88m)

With sash window affording fine country views. Feature fireplace with ornate surround. 2 Vertical radiators. Cornicing to ceiling. Wood laminate flooring. Picture rails. Ceiling light and spot lighting. Further wall lights.



The Kitchen Area comprises shaker style base units with solid wood worktops and inset Belfast sink. Tiling to splashback areas. Induction hob and integral electric oven with cooker hood over. Space for fridge freezer. Integrated dishwasher and washing machine/tumble dryer.

Bedroom 1

11'11" x 10' (3.63m x 3.05m)

With sash window and window seat affording sea views and across Lyme Bay. Feature fireplace. Cornicing and picture rails. Radiator. Ceiling light and wall lights.

Bedroom 2

10'10" x 8'5" (3.30m x 2.57m)

With sash window affording superb coastal views across Lyme Bay and to Portland Bill. Cornicing and picture rails. Radiator. Ceiling light and wall lights. Built in cupboard housing water tank.

Shower Room

Heated tiled flooring with part panelled walls. Sash window. Ceiling light. WC. Shower curbicle within shower boarding surround. Inset hand basin with vanity unit below. Heated towel rail. Extractor vent.

LOCATION AND OUTSIDE SPACE

Portland Lodge is situated off Clappentail Lane, and is approached from the road via a pillared entrance to the communal parking area. Flat 5 is first accessed via grand double doors into the entrance lobby of the building, and in turn to the grand communal entrance hall. A sweeping grand staircase from the entrance hall leads up to the property's front entrance door on the top floor. The apartment benefits from use of the communal gardens for Portland Lodge, which is laid to a lawned area and which affords sea and coastal glimpses. The flat benefits from one allocated car parking space.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Leasehold

Portland Lodge is a Grade II Listed Building. The flat is held on the remainder of a 125 year lease from 2004, at an annual ground rent of £150 p.a.. Each flat owns a share of the freehold interest which is held by 'Portland Lodge Management Company'. The owner of Flat 5 is responsible for 11.33% of the costs of property maintenance, fire safety testing, insurance, gardening and window cleaning. We understand that holiday letting is not permitted as per the terms of the lease. No pets permitted. Mortgage purchasers are kindly advised to discuss this property with a mortgage lender or broker prior to arranging a viewing as the Energy Performance Certificate is an 'F'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	29 F	
1-20	G		

SERVICES

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

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Electric heating

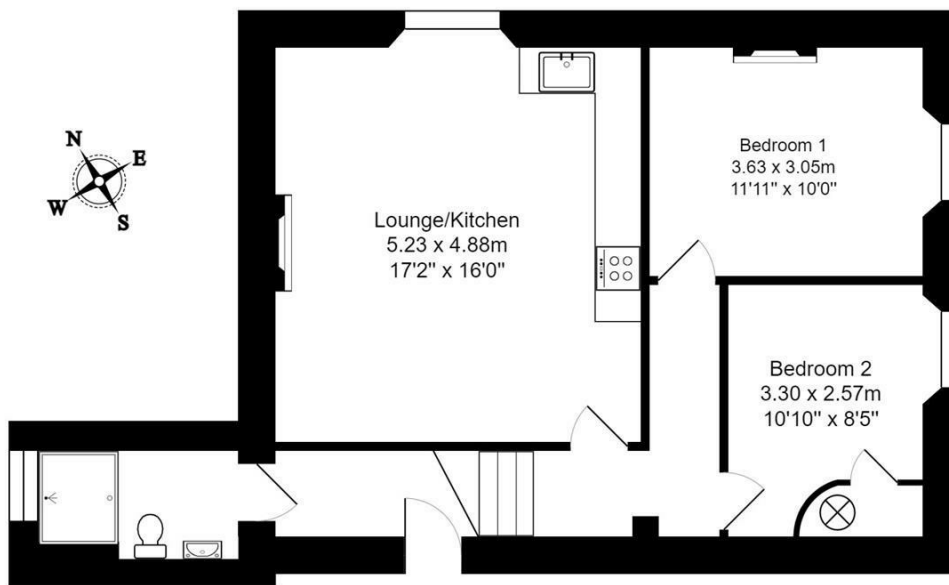
Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

VIEWING

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

DIRECTIONS

From Lyme Regis town centre, fork right at the top of Broad St into Silver Street (signposted to Axminster) At the roundabout near the former Victoria Hotel, take the first exit into Clappentail Lane. Continue for a short distance uphill and Portland Lodge can be found on the left hand side.



Total Area: 60.6 m² ... 652 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. **SS4610**

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