



A TASTEFULLY APPOINTED FIRST FLOOR FLAT IN AN IMPOSING VICTORIAN  
PROPERTY  
CLOSE TO THE TOWN CENTRE AND SEAFRONT



Flat 4 The Gables, 13 Church Street, Lyme Regis DT7 3DB  
Guide Price £295,000

- Character Accommodation
- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Bedroom with Mezzanine
- Bathroom/WC
- Gas Central Heating

Flat 4 The Gables was comprehensively modernised about 5-6 years ago with great care taken to retain character features.

It has been a successful holiday let for the present owner providing a useful income but is equally well suited as a permanent home.

The property is very conveniently situated in the picturesque Old Town just 200 metres or so walk to the town centre shops and seafront.

The Gables is an imposing Victorian property which was in fact the cottage hospital between 1820 and 1927. It has now been converted into self-contained flats.

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:**

#### **GROUND FLOOR**

Substantial panelled front door to the communal Reception Hall (serving 3 flats) with stairs to the first floor landing.

#### **FLAT 4**

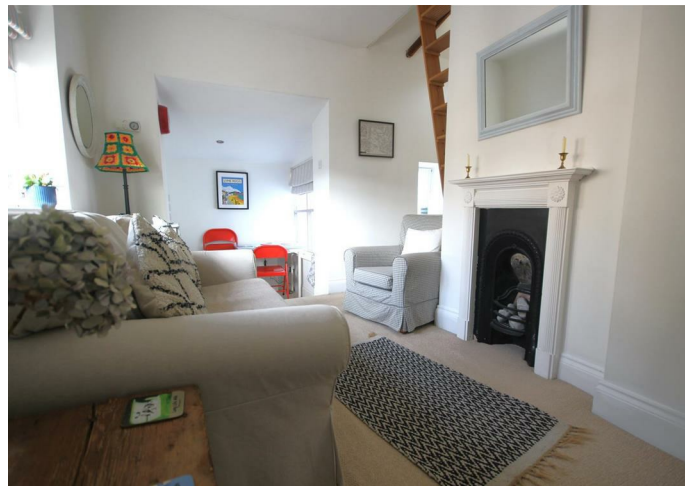
##### **Entrance Hall**

With exposed timber, radiator, pull out ladder to mezzanine store.

##### **Sitting Room**

12'10" x 7'8" (3.91m x 2.34m)

With pretty Victorian fireplace (ornamental only), view across the rooftops of Old Lyme, exposed beam.



### Kitchen/Breakfast Room

19'6" x 4'6" (5.94m x 1.37m) (dual aspect)

Kitchen area with fitted modern base and wall units, laminate worktops, washer, integral gas hob with oven below, extractor, 'Alpha' gas central heating boiler, radiator. Breakfast/Dining Area.

### Bedroom

12'6" x 8'4" (3.81m x 2.54m)

Sash window, exposed timbers, radiator, pull out ladder to mezzanine which has a window with views to the Cobb.

### Bathroom

Panelled bath with mixer tap and shower with screen, hand basin and WC, Victorian style radiator/towel rail, sash window, extractor.



### MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: To Be Assessed - the property is currently registered for business rates rather than Council Tax

Tenure: Leasehold

We understand that Flat 4 is held on a 999 year lease from 2014. The Gables is managed by 'Hillsdon Management Company'. We understand that all the flat leaseholders hold a share in the freehold. Ground Rent: £150 p.a. Annual Service Charge: £1,222 (as at March 2024).



Please note that there is no parking associated with this property.

### SERVICES

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

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Gas central heating

Broadband and Mobile Signal/Coverage: See [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

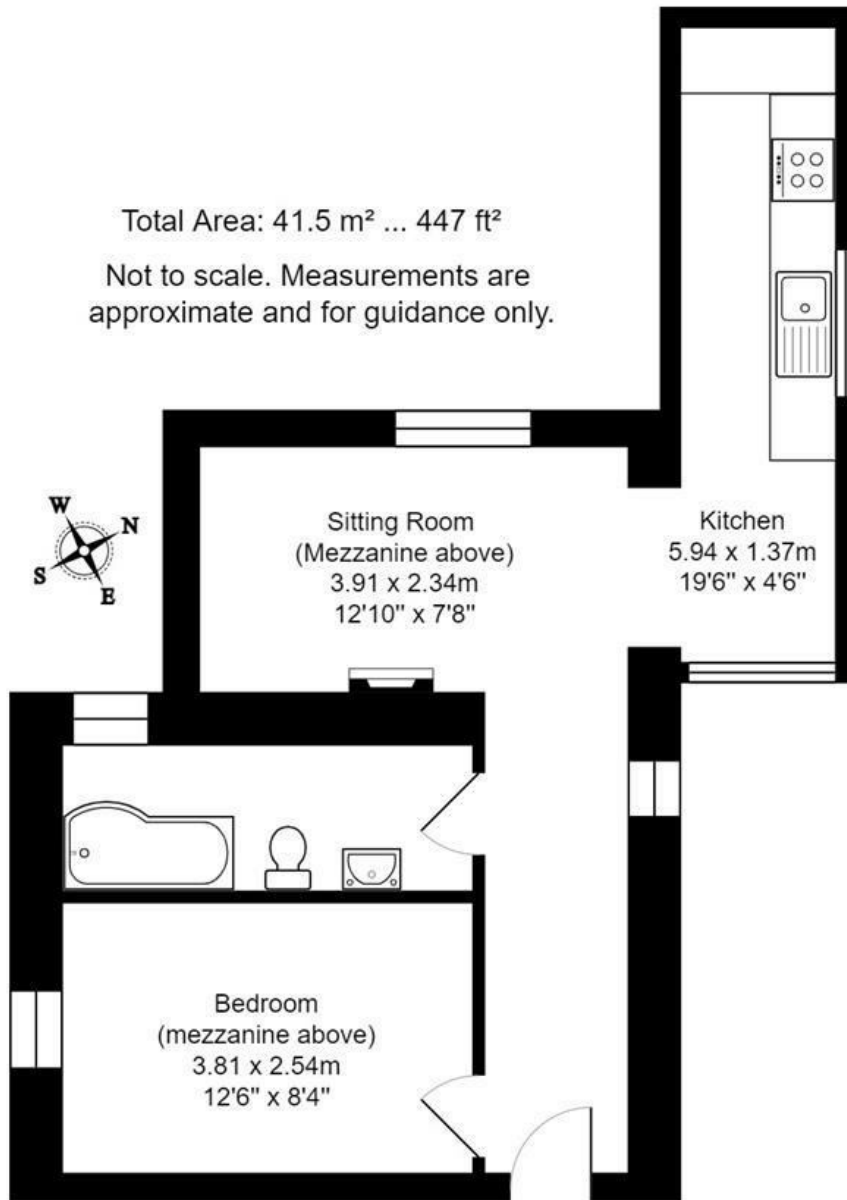
### VIEWING

### DIRECTIONS

From the bottom of Broad Street continue through the traffic lights in Bridge Street which leads into Church Street and The Gables will be found on the left hand side immediately past the left turn (Monmouth Street) and opposite the Parish Church.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Total Area: 41.5 m<sup>2</sup> ... 447 ft<sup>2</sup>  
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. **S4711**

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