



A SPACIOUS 2 BEDROOMED APARTMENT WITH VIEWS TO THE REAR, IN A HIGH QUALITY MODERN DEVELOPMENT



18 Summerhill House, Charmouth Road, Lyme Regis DT7 3DW
Guide Price £275,000

- Second Floor Flat
- Views to Rear Aspect
- Easy Access to Town Centre
- Living/Dining Room with Balcony
- Kitchen
- Two Bedrooms (Main Bedroom with Ensuite and Balcony)
- Shower Room
- One Allocated Parking Space

No. 18 is a comfortable two bedroom apartment, part of a well maintained block of flats which were built in the late 1980's. Amenities include uPVC double glazing, gas central heating, a passenger lift and telephone entry system.

The flat is situated to the second floor of the building and benefits from excellent views over the town to the rear aspect, with the benefit of two balconies, one from the living area and another from the main bedroom. There is also the benefit of one allocated parking space for the flat. The flat has been generally well cared for although now requires some updating throughout.

The property is set back from the road, in a popular residential area about 1/2 mile from the town centre and seafront. There is an impressive new footpath close by above the sea wall to the east beach and along the seafront to Marine Parade and harbour.

Summerhill House is a well-managed development and communal parts are well kept.

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 market town of Bridport and shopping centre in Axminster and Seaton are close by. 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:

Communal entrance door, with stairs rising to upper levels.
Private entrance door off landing to:

Entrance Lobby

With ceiling light and door to:

Hall

With airing cupboard housing hot water cylinder and space for washing machine, radiator, phone which controls access to the main door of the apartment block. Doors off to:



Shower Room

With soft vinyl flooring, fully tiled, radiator, extractor fan, WC, pedestal hand basin, shower cubicle.

Bedroom 1

12'4" x 10'8" (3.76m x 3.25m)

With sliding double glazed doors to balcony, radiator, carpeted, telephone point. Door to:

Ensuite

Partly tiled with tiled floor, large mirrors to two walls, double glazed sash window, radiator, vanity unit with inset hand basin, WC, panelled bath with shower attachment, shaver point.

Lounge/Diner

25'5" x 13'4" (7.75m x 4.06m)

With double glazed sash window to front and sliding double glazed doors to balcony to rear, 2 radiators, TV point, smoke alarm, telephone point, serving hatch from kitchen.

Kitchen

8'9" x 8'9" (2.67m x 2.67m)

With soft vinyl flooring, double glazed window, matching wall and base units with laminate worktops and inset stainless steel sink and drainer, integrated 'Hotpoint' electric oven and 'Neff' induction hob, tiling above worktops, standalone fridge, space and plumbing for dishwasher.

Bedroom 2

12'4" x 8'9" (3.76m x 2.67m)

With double glazed sash window, radiator.

OUTSIDE

Well kept communal gardens, enclosed dustbin store. There is a parking area with 1 allocated parking space and spaces for visitors.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: D

Tenure: Leasehold

We understand the flat is held on a 999 year lease from 1990 at a peppercorn ground rent. The freehold is held by a management company in which each flat owner is a shareholder. The management company administers the maintenance of the exterior, communal parts and gardens, and insurance of the structure. The vendors have informed us that the current maintenance charge will be £1,800 per annum (June 2023 to May 2024). The lease precludes the use of the property for holiday letting. The property is being sold with vacant possession and no onward chain.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

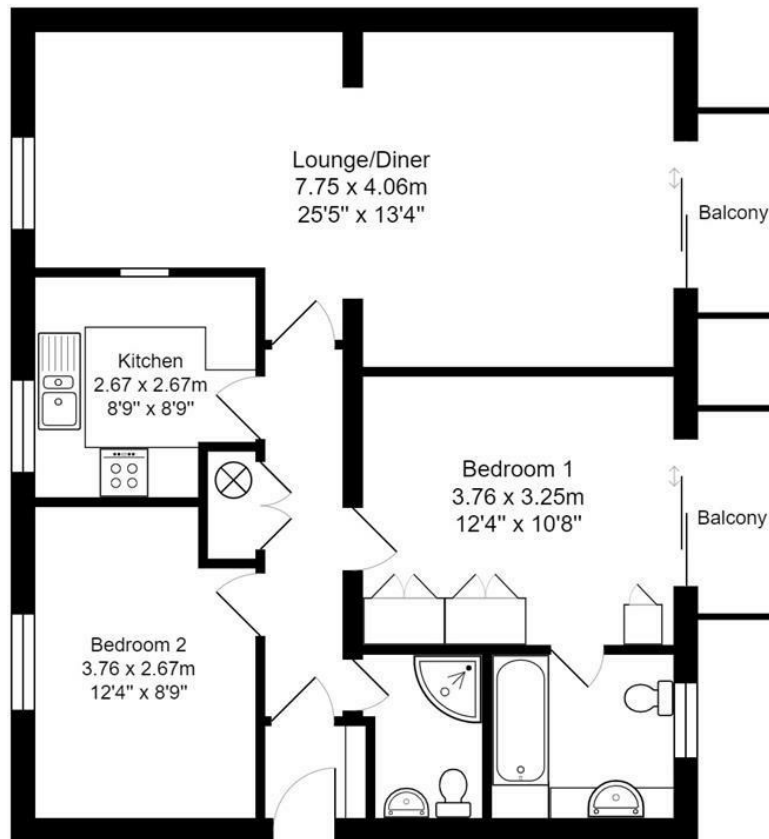


VIEWING

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

DIRECTIONS

From the town centre proceed down Broad Street, through the traffic lights into Church Street and then into Charmouth Road. Summerhill House will be found on the left hand side after about 1/4 mile set well back from the road.



Total Area: 74.4 m² ... 801 ft² (excluding balcony)

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.
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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. **S4715**

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