



A GENEROUS SECOND FLOOR FREEHOLD FLAT SITUATED IN THE CENTRE OF LYME REGIS, WITHIN EASY REACH OF AMENITIES AND THE SEAFRONT



Amethyst, 56 Broad Street, Lyme Regis, Dorset DT7 3QF
Guide Price £240,000

- Character Flat
- Good Sized Accommodation
- Grade II Listed
- Town Centre Location
- Living Room/Kitchen Area
- Two Bedrooms
- Bathroom and Utility Room
- No Onward Chain

'Amethyst' is a well positioned second floor flat, situated within a period building in the centre of Lyme Regis, and within easy reach of the seafront, being tucked away off the high street.

The flat offers good sized accommodation internally, and would be suitable as a second home or investment opportunity.

There is a spacious living kitchen area, two bedrooms, shower room and utility room. The flat is 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:

Communal entrance door to hall, serving 'Amethyst' and 'Crystal'. Staircase rising to second floor, with private entrance door to:

Living Room/Kitchen Area

21'8" x 18'9" (6.60m x 5.72m)

With part tile effect laminate flooring in kitchen and wood laminate flooring in living area, electric radiator, sash window to front, smoke alarm, telephone point. Kitchen comprising of matching wall and base units with marble effect worktops, space for oven with cooker hood over and tiling to splashbacks, freestanding sink and drainer with pillar tap.

Doors off to:

Utility Room

6'3" x 4'4" (1.91m x 1.32m)

With laminate flooring, window, built in cupboard housing hot water cylinder, space for fridge freezer and plumbing for washing machine.



Shower Room

With step down, laminate flooring, obscured double glazed window, extractor fan, WC, pedestal hand basin, shower cubicle within tiled surround, heated towel rail.

Bedroom 1

11'6" x 10'5" (3.51m x 3.18m)

Carpeted, sash windows, electric heater.

Bedroom 2

9'10" x 7'8" (3.00m x 2.34m)

Carpeted, sash window, electric heater.

LOCATION AND ACCESS

The flat is situated in Broad Street, the main shopping centre in Lyme Regis. Access to the flat is found first via an archway leading to the rear of the building, with a staircase rising to the communal entrance door which serves both 'Amethyst' and 'Crystal' flats. A staircase from the internal lobby leads to the first floor and subsequent private entrance door to 'Amethyst'. There is no parking provision associated with this property.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: B

Tenure: Freehold

Buyers are kindly advised to research this property and enquire with the agent prior to arranging a viewing. We understand that 'Amethyst' is a freehold flat and is subject to elements of flying freehold. There is no management company arrangement in place and each flat is insured separately. No. 56 Broad Street is a Grade II Listed Building. The staircase and lobby that provide access to 'Amethyst' are within the freehold for 'Crystal'.

SERVICES

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

Electricity: Mains via a prepayment meter

Water: Mains

Drainage: Mains

Heating: Electric heating

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

Buyers are kindly advised to research arrangements regarding the replacement of prepayment meters.

VIEWING

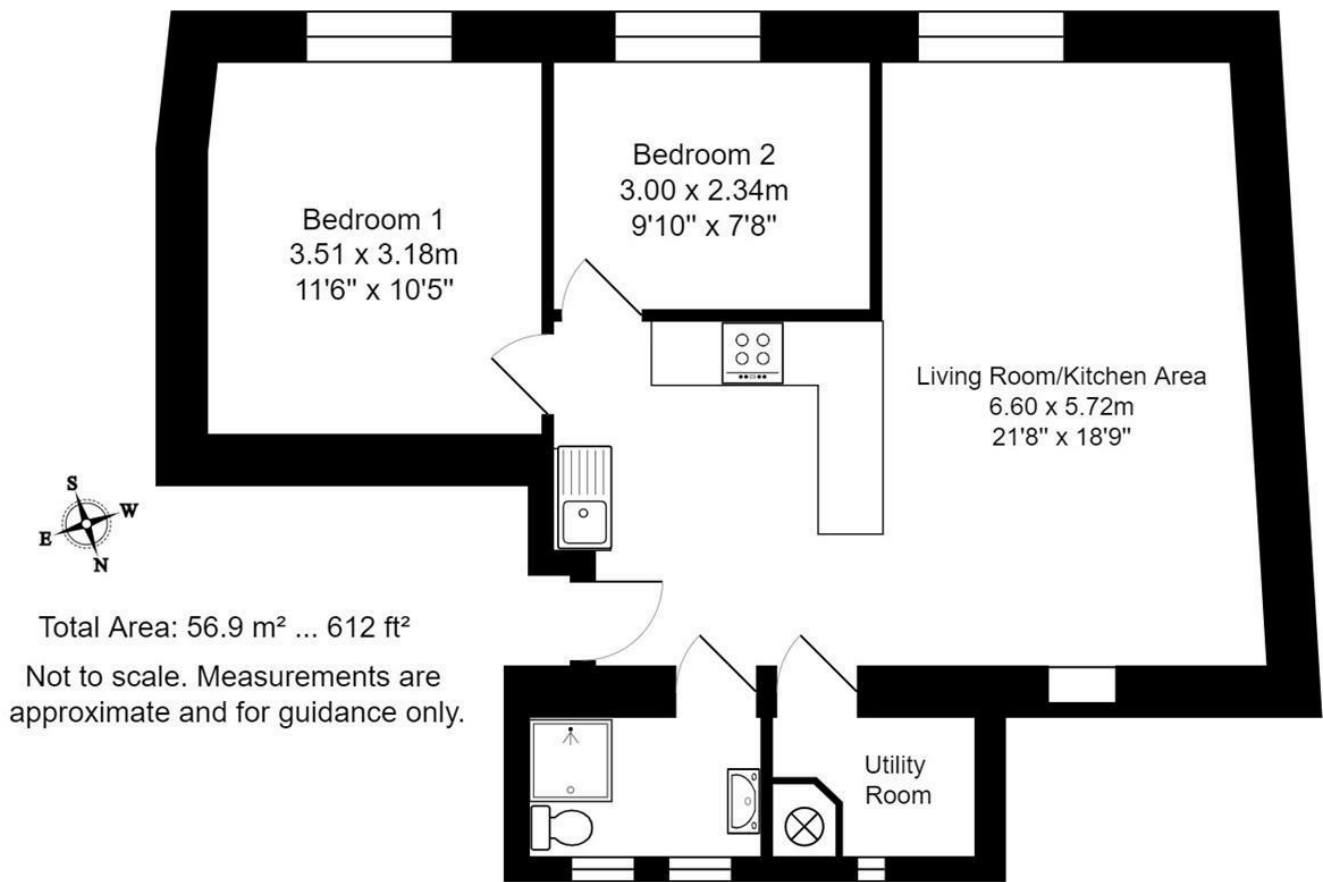
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From our office in Lyme Regis, proceed down Broad Street and upon passing 'Dolly Hotdogs', take a left through the archway to the rear of No. 56. A corrugated steel staircase can be found on the left hand side, with access to the communal door to the left at the top. The private entrance door can be found to the first floor from the lobby via a further staircase.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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. **S4714**