

Chrysland

Charmouth Road, Lyme Regis, Dorset

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Charmouth Road
Lyme Regis
Dorset DT7 3DW

GUIDE RANGE: £425,000 - £450,000

Detached property requiring modernisation with coastal views and just minutes to the local seaside town.

3 1 2

- No onward chain
- 1930s detached house
- Sea and coastal views
- Parking
- Generous front and rear gardens

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk







THE DWELLING

This spacious 1930s detached home is situated within the popular coastal town of Lyme Regis and is within easy reach of the amenities and the seafront. The property enjoys some sea and coastal views and boasts a generous rear garden and offroad parking. Although a well-loved family home, the property would now benefit from modernisation throughout.

ACCOMMODATION

An enclosed porch opens into a spacious entrance hall, off which is the generously proportioned living room which has a bay window overlooking the front garden and a focal point of a fireplace equipped with a gas fire. The kitchen is to the rear and is fitted with a range of base and wall units with space for appliances and a rear porch providing access to the garden. Adjacent to the kitchen is a dining room, with sliding doors onto the rear garden.

Upstairs there are three bedrooms, two of which are generous doubles and a further single bedroom, all served by the family bathroom. Much of the first floor enjoys views over the town towards the sea. There is boarded out loft with retractable access ladder from the landing and Velux window.

OUTSIDE

The front garden is predominantly laid to lawn and is enclosed with timber fencing with a variety of shrub and flowerbed borders, with a pathway leading to the front door. There is a parking space to the front. To the rear, a paved terrace immediately adjoins the house, with a large storage shed. Beyond here is a large area of lawn with a border comprising of a variety of shrubs and trees.

SITUATION

Lyme Regis is a popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour, and the beautiful surrounding countryside. In the town is an excellent selection of facilities including schools, many independent shops, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the High Street is the award-winning sandy beach, ideal for families; the harbour for angling and boating and access to the South West Coastal Path extending some 650 miles. The Jurassic coastline is a World Heritage site and the area is famous for its many fossil finds.

DIRECTIONS

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SERVICES

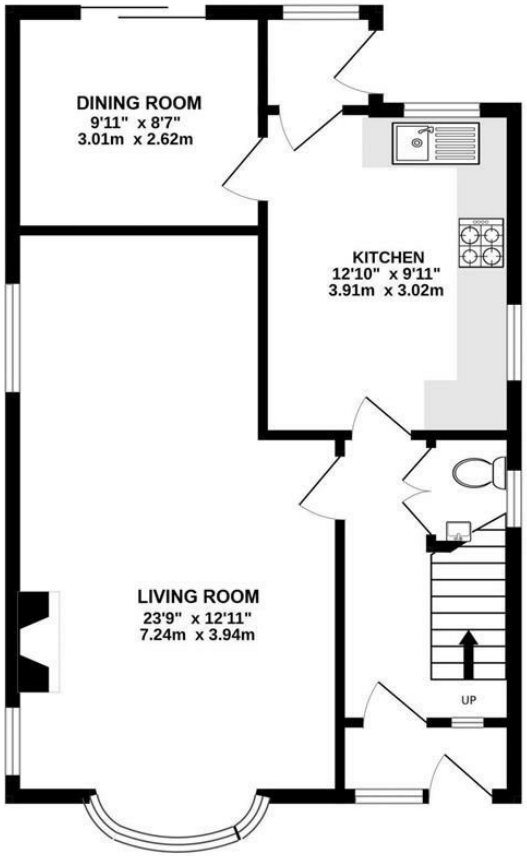
Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband - Superfast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (https://checker.ofcom.org.uk/).
Council Tax Band: E (Dorset Council - 01305 251010)
EPC: D



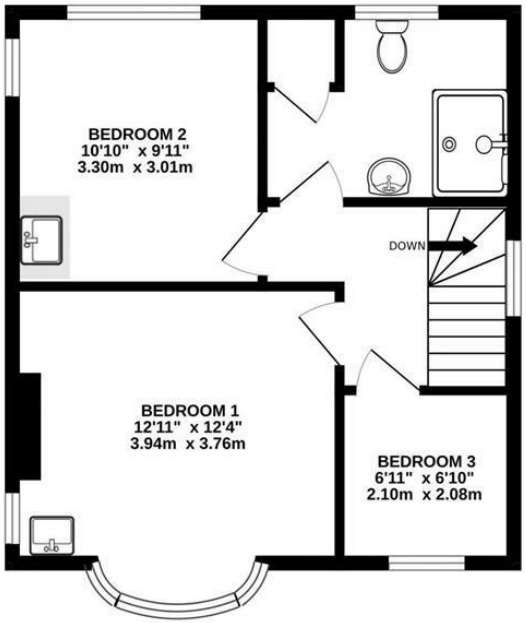




GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

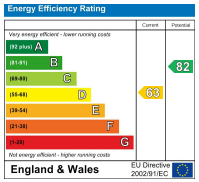


1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.









TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU

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