



## 28 Kings Way, Lyme Regis, DT7 3DU

Guide Price £385,000 Freehold

- Five Bedroom Semi-Detached House
- Two Bathrooms
- One Parking Space
- Two Reception Rooms
- South West Facing Enclosed Rear Garden
- Subject to a Section 157 Housing Restriction
- Open Plan Kitchen and Dinning Room
- Outdoor Home Office
- Sea Views from the Rear Aspect

# 28 Kings Way, Lyme Regis DT7 3DU

Nestled in the charming coastal town of Lyme Regis, this delightful five-bedroom, semi-detached house on Kings Way offers a perfect blend of comfort and modern living. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The open plan kitchen and dining room is a highlight, creating a warm and inviting atmosphere for family gatherings and dinner parties.

The property boasts two well-appointed bathrooms, including a convenient downstairs shower room, making it ideal for busy family life. Each of the five bedrooms are generously sized, providing plenty of room for rest and personal space.

Step outside to discover a lovely south-west facing garden, perfect for enjoying the sun during the warmer months. This outdoor space also features a home office, providing a peaceful retreat for those who work from home or simply wish to enjoy a quiet space for reading or hobbies.

Additionally, the property includes parking for one vehicle, ensuring convenience for residents and guests alike. This property is subject to a section 157 housing restriction.



Council Tax Band: C



### **Entrance Hall**

Doors leading to the accommodation with wooden stairs and balustrade ascending to the first floor. Further benefiting from a radiator and an understairs storage cupboard.

### **Lounge**

13'8" x 11'8" (4.19 x 3.58)

A comfortable sized reception room with a feature wood burning stove with a window to the front aspect and radiator.

### **Office**

7'9" x 12'10" (2.37 x 3.93)

A useful second reception room that is currently being used as a home office. With a window to the front aspect and radiator.

### **Kitchen**

9'11" x 16'8" (3.03 x 5.09)

Fitted with a range of matching wall and base unit with work tops over comprising a five ring range cooker and hob and a one and a half bowl sink and drainer. Further featuring an central breakfast island and a useful walk-in pantry cupboard.

### **Dining Room**

15'11" x 8'9" (4.87 x 2.69)

Enjoying plenty of natural light via a skylight, a window to the side aspect, bi fold doors that open onto the garden and French doors to the side aspect this dining area is perfectly placed for entertaining.

### **Inner Hallway**

Doors leading to further accommodation and a patio door leading to the garden. A useful storage cupboard is spacious enough to house two white goods.

### **Shower Room**

Fitted with a white suite comprising a low level hand flush w.c and a pedestal hand wash basin. A walk-in shower enjoys and wall mounted rainfall shower. Further benefiting from an opaque window to the rear aspect and a radiator.

### **Landing**

A spilt level landing with doors leading to the accommodation and loft access overhead leads to a fully boarded and useable loft space with electric lighting.

### **Bedroom 1**

10'10" x 11'8" (3.32 x 3.57)

A double bedroom with a window to the front aspect and radiator.

### **Bedroom 2**

10'11" x 10'0" (3.33 x 3.05)

A double bedroom with a window to the rear aspect with views of the sea. Further benefiting from a radiator.

### **Bedroom 3**

7'9" x9'8" (2.37 x2.95)

A double bedroom with a window to the front aspect and radiator.

### **Bedroom 4**

9'1" x 8'2" (2.78 x 2.51)

A double bedroom with a window to the front aspect and radiator.

### **Bedroom 5**

7'9" x 12'0" (max) (2.37 x 3.66 (max))

A L shaped single bedroom with a window to the rear aspect enjoying views of the sea. Further benefiting from a radiator.

### **Family Bathroom**

8'8" x 5'8" (2.66 x 1.74)

Comprising a white suite this family bathroom is fitted with a low level hand flush w.c a hand wash basin and a bath unit with a shower over taps. Further benefiting from an opaque window to the rear aspect and a towel rail.

### **Garden**

The property enjoys a fully enclosed South West facing rear garden comprising a tiered decked seating area with steps down leading to a laid to lawn garden lined with a paved paved walkway and seating area. The main feature of the garden is an outdoor office space approximately measuring 1.73m () x 4.20m () that benefits from it's own electric fusebox and a window to the rear aspect.

### **Agents Notes**

Tenure: Freehold

Local Authority: Dorset County Council

Council Tax Band: C

Utilities: All utilities are all mains connected

Broadband: Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to [openreach.com](http://openreach.com) for more information.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

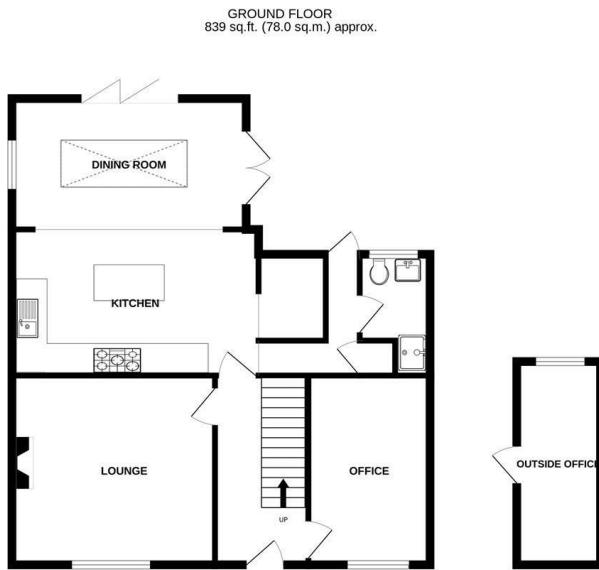
Restrictions: The property is subject to section 157 of the housing act 1985. Please note: The property can only be purchased by someone who has been living and working in the area for 3 years. All inquiries should be directed towards Magna Housing Association.

Flooding: Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

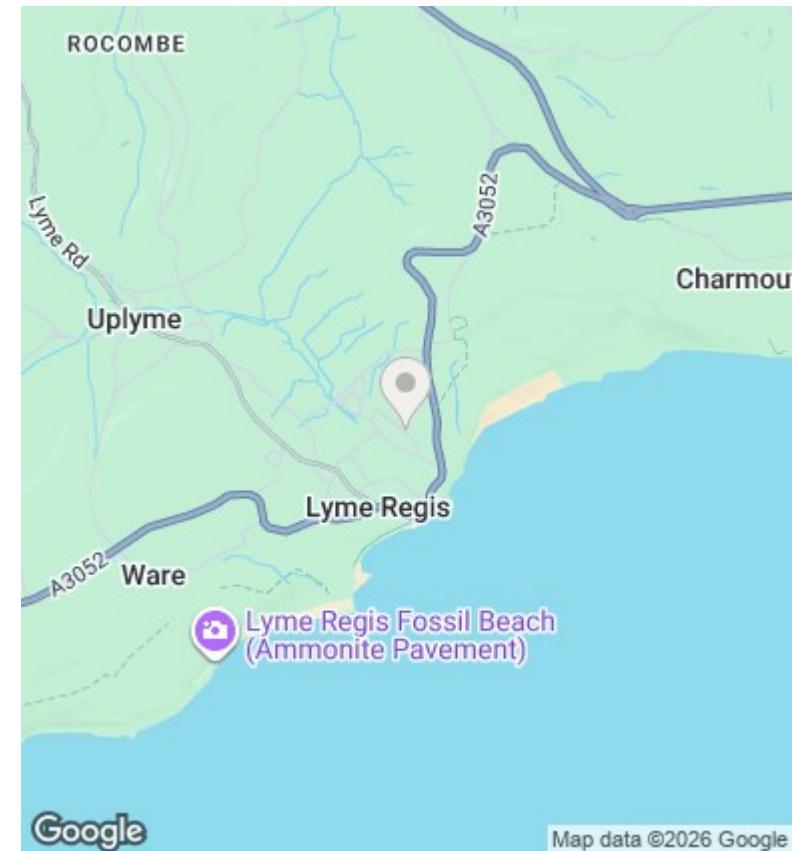
Waiting for Building Regulations Consent for a Kitchen extension that was completed in 2022.

Fixtures and Fittings: The clients intend to remove the kitchen pendant lights and therefore won't be included in an agreed price.

Rights of Way: There is a shared pathway that runs across the front of the property.



TOTAL FLOOR AREA: 1436 sq.ft. (133.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

what3words: toward.divided.flocking

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC