



Flat 2, Argyle House, 11 Marine Parade







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Lyme Regis, DT7 3JE

Adjoining Beach. Close to Harbour, Cobb and Town Centre.

Enjoying a spectacular beachside location with stunning views along the Jurassic Coast, in the highly sought after coastal resort of Lyme Regis.

- Fine historic house
- 2 Bedrooms
- Panoramic sea views
- Prime beachside setting
- Rarely available and with no forward chain
- Self-contained first floor apartment
- Living room with direct access to large private balcony
- Large private rear garden with studio/store
- Ideal second home/holiday letting investment
- 999 Year lease with freehold share. Council Tax Band A

Guide Price £550,000

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THE PROPERTY

Argyle House is a handsome period house, enjoying one of the best beachside locations and sea views in Lyme Regis. The property dates back to circa 1833, being formerly a bath house and then a cafe in the 1930s. It is listed Grade 2, of architectural or historic importance, and was converted into three highly individual self-contained apartments in 2000.

Flat 2 is located on the first floor, taking full advantage of the wonderful aspect, with 180° views, overlooking the beach, the historic harbour/Cobb and along the Jurassic Coast to Golden Cap and Portland.

The accommodation is well presented and amenities include a well equipped kitchen with solid wood worktops and comprehensive appliances (electric oven, hob, integrated fridge/freezer and washing machine) and updated shower room with Mira Sports shower.

The apartment consists of: Living room with French doors to large private balcony, kitchen/dining room, principal bedroom with French doors to balcony, second bedroom, shower room.

The property is offered fully furnished and ready for holiday letting.

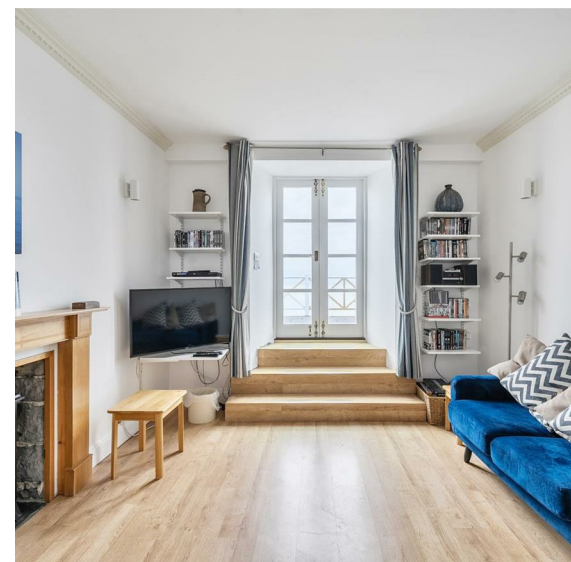
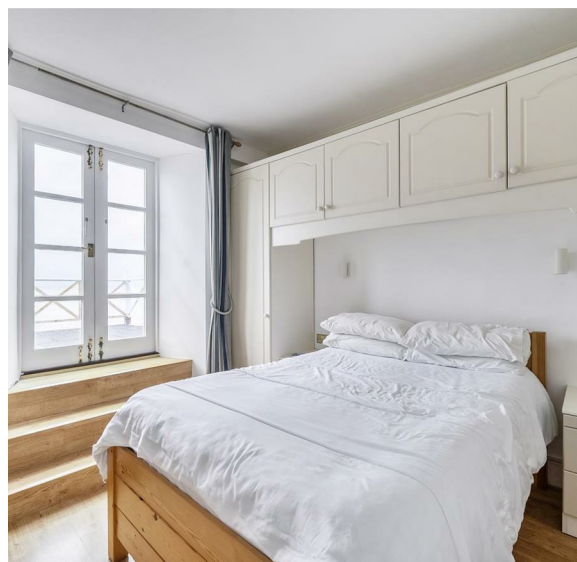
Further special selling features of the property are the large private front balcony and the large private rear garden.

There are a number of Council car parks very nearby, with permits available. The nearest main large car park is to the west at Monmouth Beach.

OUTSIDE

Large private front balcony, which is set back and elevated from Marine Parade, enjoying the stunning, uninterrupted coastal views.

There is a large private rear garden, again enjoying exceptional sea views and to the Cobb. Mainly down to lawn together with a number of trees and shrubs and featuring a substantial newly built timber studio (power and light) and store. From here there are stunning views to Golden Cap.





HOLIDAY LETTING HISTORY/BUSINESS

The apartment has been very successfully offered for holiday lettings since 2008 through Lyme Bay Holidays as part of the Sykes Group. Excellent revenue has been achieved (further information on request).

SITUATION

Occupying a wonderful beachside/coastal position right on the seafront and within the town centre. Marine Parade is a delightful esplanade some 600 metres long stretching from Cobb Gate in the east to Cobb Square in the west. The beautiful Langmoor Gardens are just to the west of the flat.

Lyme Regis is a historic coastal town, well known for its iconic Cobb, harbour and lovely bathing beaches. The town is located on the stunning Jurassic Coast World Heritage Site and with an Area of Outstanding Natural Beauty (AONB). The town has a thriving community with excellent shopping, business, leisure and cultural experiences to suit all tastes. Nearby Axminster has a mainline rail connection to London/West Country and the historic market town of Bridport is easily accessible.

TENURE

999 Year lease with share of freehold. There is no formal service charge and repair/maintenance is dealt with on an informal basis between the three apartments. A copy of the lease is available on request.

SERVICES

Mains electricity, water and drainage. Electric convector heaters. Broadband - Standard up to 17Mbps and Superfast up to 80Mbps. Mobile phone service providers available are EE and O2 for voice and data services inside and outside and Vodafone and Three for voice and data services outside. (Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with the sole agents, Stags Bridport.

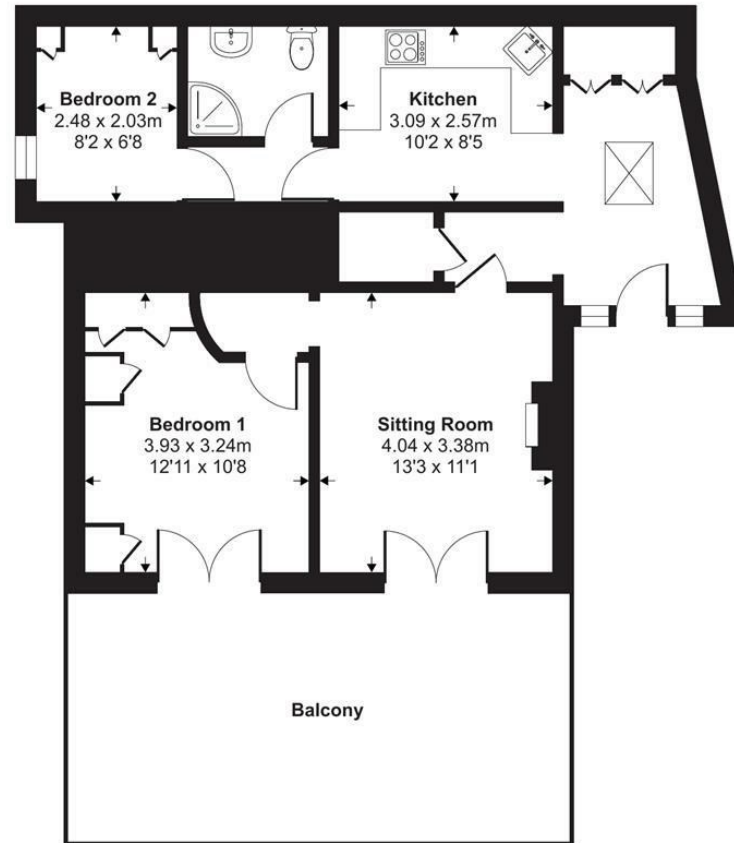
DIRECTIONS

On foot only. From the bottom of Cobb Road turn left into Marine Parade, Argyle House is located about 300 metres along on the left.

What3Words: ///skater.nicely.hamsters

Approximate Area = 681 sq ft / 63.2 sq m

For identification only - Not to scale



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2026. Produced for Stags. REF: 1467732



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