

43 Kings Way

Lyme Regis, Dorset

43 Kings Way

Lyme Regis
Dorset DT7 3DU

Terraced family home located in Lyme Regis with sea views and only a short walkable distance to the town and coast.



- Roof-top sea views
- Generous internal space
- Front and rear gardens
- Prime location

Guide Price £300,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



INTRODUCTION

Perfectly positioned just moments from the seafront and beautiful beaches, this spacious and beautifully presented three-bedroom terraced family home offers generous living accommodation, front and rear gardens, and delightful sea views. Combining comfort, style, and an enviable coastal location, this is an ideal home for families and those seeking a relaxed lifestyle by the sea.

ACCOMMODATION

The front door opens into a welcoming living room featuring engineered bamboo flooring, a charming gas corner fireplace, and a large picture window overlooking the front garden, filling the room with natural light. Stairs rise to the first floor from the sitting room. The adjoining kitchen is fitted with a stylish range of white shaker-style wall and base units, complemented by generous work surfaces and an inset sink with drainer. Integrated appliances include a fridge/freezer, dishwasher, four-ring induction hob with double ovens below, and an extractor hood above.

Leading off the kitchen is a useful utility room with space and plumbing for a washing machine and tumble dryer, together with additional wall-mounted storage cupboards. Beyond this is the ground floor cloakroom/WC, while a rear door provides access to a shared pathway leading to the front of the property.

The first floor offers three well-proportioned double bedrooms, with the two front-facing rooms enjoying attractive views across the town towards the sea. The principal bedroom, comfortably

accommodating a king-size bed, benefits from fitted double wardrobes. The family bathroom is fitted with a modern white suite comprising a panelled bath with shower attachment and glass screen, WC, and wash hand basin.

A staircase from the first-floor landing leads to a fully insulated attic room with a dormer window, providing a versatile space ideal as a home office, hobbies room, or occasional guest accommodation.

OUTSIDE

A path leads up to the front door and is edged by a lawn and mature shrubs and flowers.

The rear garden is spread over 3 levels and is a wonderfully sunny space. The first level is a contemporary decked terrace providing a sunken sanctuary. The next level is mostly laid to lawn, whilst the third level offers storage space in the form of attractive shed storage.

SITUATION

Lyme Regis is on the World Heritage Jurassic Coastline and is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with a theatre and various museums. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those

keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby.

DIRECTIONS

What3words:///fidgeting.casino.galleries

SERVICES

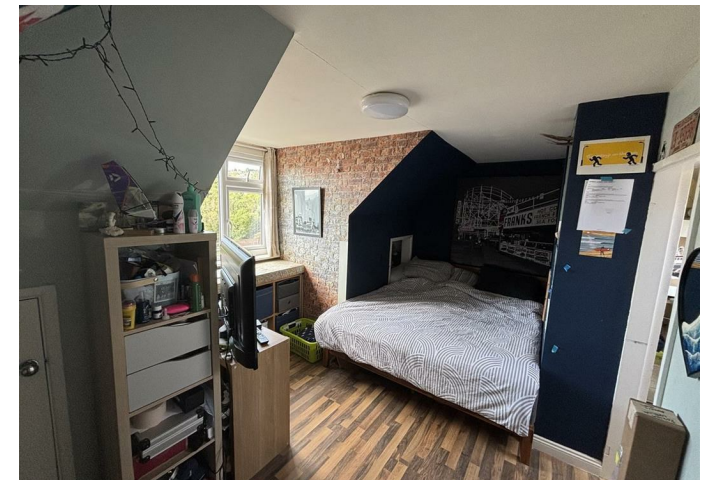
Mains water, electricity and drainage. Gas central heating. Broadband - Ultrafast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: B

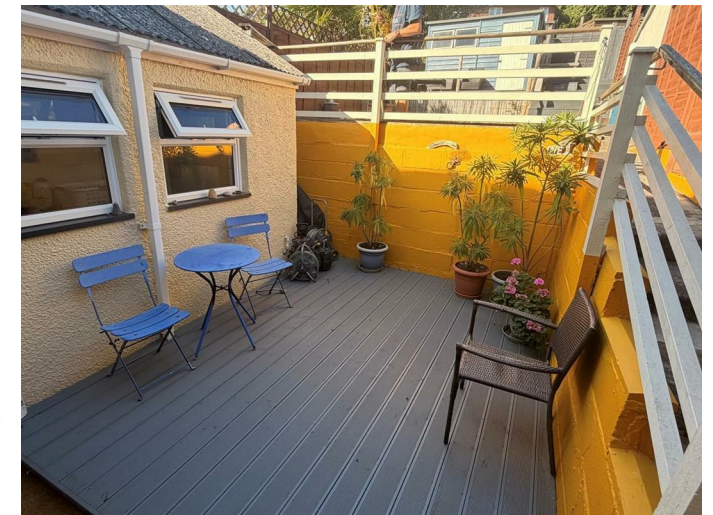
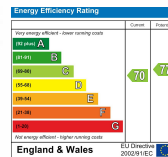
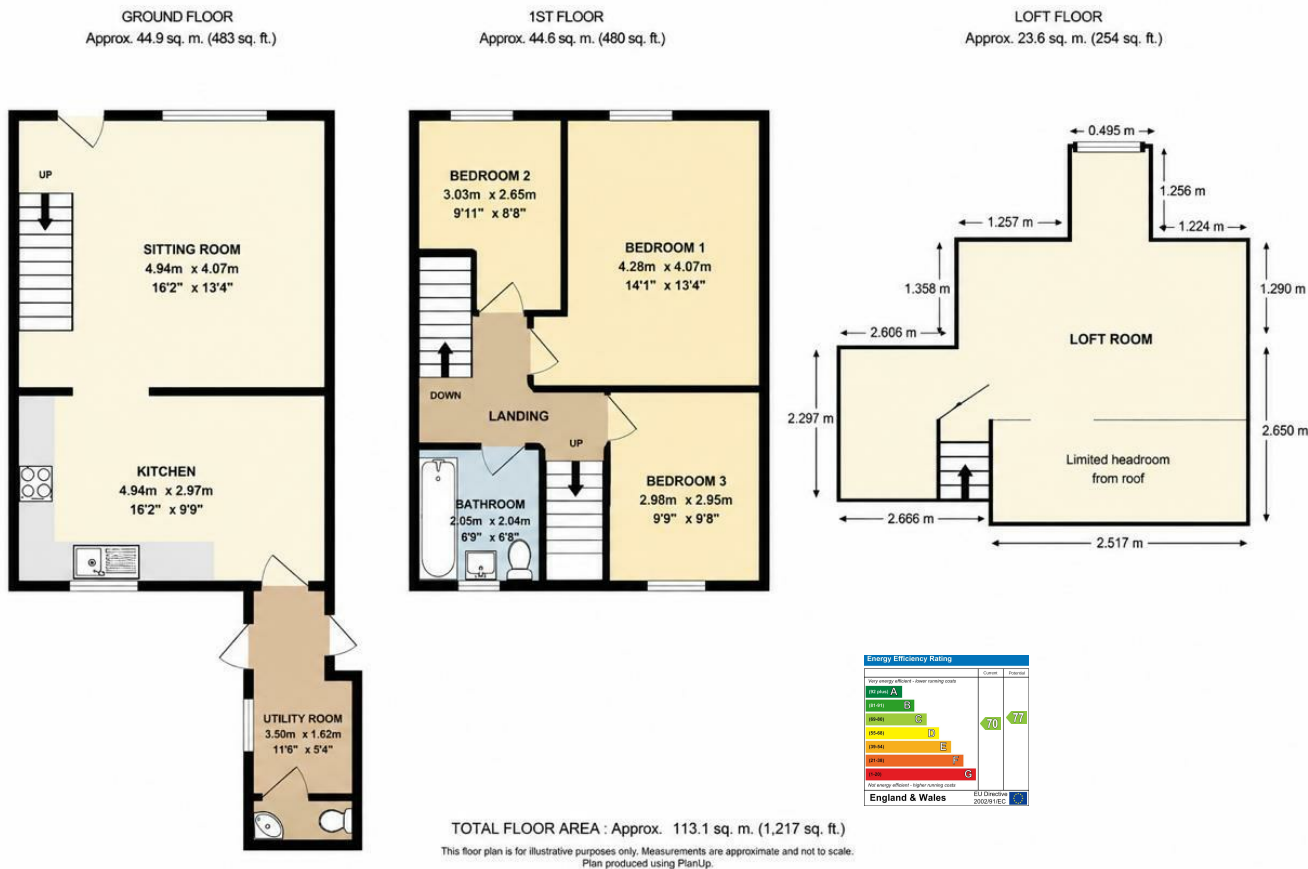
LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: B

AGENTS NOTE

It should be noted that the property has a Section 157 occupancy restriction.





Bridport/CCC/06082026



01308 422092

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



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT