



Symonds
& Sampson

52 Broad Street

Lyme Regis, Dorset

52 Broad Street

Lyme Regis
Dorset DT7 3QF

Hidden three-bedroom gem to the centre of Lyme Regis and tucked behind Broad Street, a short step to the beach.



- Tucked away location
- A short walk to the beach
- Town centre

Guide Price £650,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This property is believed to have been built in the year 2000 behind the main shopping street of Lyme Regis. The beauty of this property is clearly its position, tucked away from passing traffic in a quiet backwater yet within 50m of the main shopping street and just a short walk to the beach. The age of the property is also a huge advantage in comparison to its Grade II Listed neighbours, being just over 20 years old giving the insulation qualities one would expect of a property of this age. This really is a hidden gem.

ACCOMMODATION

The property is arranged with an attractive sitting room centred on an imposing brick fireplace to the front of the property, with a window looking out onto the garden to one side and an archway through to the kitchen/dining room to the other. The kitchen/dining room has a galley-style kitchen to one side, equipped with a comprehensive range of floor mounted units and cupboards with space for a gas cooker, a fridge, a washing machine and a tumble dryer. To the other side there is a dining area with space for a substantial dining table, beyond which a door leads through to the conservatory which is laid to a quarry tiled floor and has doors out onto a courtyard area behind. On the ground floor there is a bedroom to the rear with its own shower and behind the hallway there is a cloakroom.

Upstairs there are two bedrooms, each of which has an

ensuite bathroom, the principal of which also has double doors out onto a balcony that overlooks the garden to the front.

OUTSIDE

The property is approached through a wide passageway underneath the building that fronts the building that has in the past year has been used as a shop and also provides access to the flat above. To the end of the passageway a door leads through to a walled garden laid to lawn, centred around a lovely Magnolia, edged by herbaceous and shrub planting. To the rear of the property there is a second courtyard garden that has space for a table and chairs.

SITUATION

Lyme Regis 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, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs. The nearby market town of Axminster provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

DIRECTIONS

What3words///multiple.unhelpful.feel

SERVICES

Mains gas, electricity, water and drainage are connected. 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: C (Dorset Council - 01305 251010) EPC: C

AGENTS NOTE

The sale of the property includes the freehold of the passageway and the premises fronting Broad Street (shop and first floor flat). The part of the property that fronts Broad Street is Grade II Listed but it is unclear whether the cottage is, however it is within the Conservation Area.

LEASE DETAILS

There are three titles for sale:

DT188719 - 199 years from 13/05/1983
DT203836 - 999 years from 20/01/1984
DT312850 - 179 years from 29/09/2003

Each lease has different maintenance and ground rent liabilities.



Energy Efficiency Rating		Current	Potential
How energy efficient - lower rating costs			
(10-15) A			81
(15-19) B			
(20-23) C			
(24-27) D			
(28-30) E			
(31-33) F			
(34-38) G		72	
Not energy efficient - higher rating costs			
England & Wales		EU Directive 2002/91/EC	

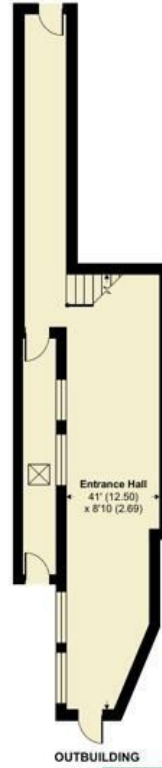
Broad Street, Lyme Regis

Approximate Area = 1536 sq ft / 142.7 sq m

Outbuilding = 546 sq ft / 50.7 sq m

Total = 2082 sq ft / 193.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Symonds & Sampson. REF: 948878



Bridport/SVA/Rev290126



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www.
the
londonoffice.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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