



Springhill, Haye Lane, Lyme Regis DT7 3NH

welcome to

Springhill, Haye Lane, Lyme Regis

Fox & Sons are delighted to bring to the market this beautifully presented four-bedroom detached home, located in the beautiful & sought after coastal town of Lyme Regis.

Communal Front Garden

To the front, beautifully maintained communal gardens with a meandering brook create a picture-perfect approach, adding to the home's charm and sense of exclusivity

Entrance Hallway

Entered by porch covered stable style front door with outside light, doors leading to subsequent rooms, stairs rising to first floor, radiator, ceiling light points

Downstairs Cloakroom

Vanity unit with hand wash basin and low level WC, heated towel rail, ceiling light point

Lounge

Powder coated aluminium graphite grey double glazed window to front and side aspects, log burner set within feature surround, radiators, ceiling light point

Kitchen/Diner

Kitchen area:

Powder coated aluminium graphite grey double glazed window to rear aspect, range of contemporary wall and base units with quartz worktop over, inset 1.5 drainer sink, integrated oven with gas hob and cooker hood over, integrated dishwasher, kitchen island - incorporating wine fridge, extra storage and breakfast bar - space for American Style fridge/freezer, Karndean flooring, vertical radiator, ceiling light point

Dining area:

Powder coated aluminium graphite grey double glazed bi-fold doors to rear aspect opening out to garden, two skylights, brick feature wall, Karndean flooring, vertical radiator, ceiling light point

Utility

Door leading to rear garden, wall and base units with worktop over, stainless steel drainer sink, space for 2 x domestic appliances, wall mounted boiler, radiator, ceiling light point

Study/Dining Room

Powder coated aluminium graphite grey double glazed window to front aspect, radiator, ceiling light point

Landing

Gallery style landing, doors leading to subsequent rooms, built in storage housing water tank, loft hatch providing access to loft (with power), radiator, ceiling light points

Master Bedroom

Powder coated aluminium graphite grey double glazed window to rear aspect with views to countryside beyond and glimpse of Golden Cap, built in wardrobes, radiator, ceiling light point

En-Suite

Shower set within tiled surround, vanity hand wash basin, low level WC, tiled walls, heated towel rail, spotlights

Bedroom 2

Powder coated aluminium graphite grey double glazed window to rear aspect, built in wardrobe, radiator, ceiling light point

Bedroom 3

Powder coated aluminium graphite grey double glazed window to front aspect, built in wardrobe, radiator, ceiling light point





Bedroom 4

Powder coated aluminium graphite grey double glazed window to front aspect with views to countryside beyond, radiator, ceiling light point

Bathroom

Powder coated aluminium graphite grey double glazed opaque window to side aspect, panel bath with shower over, separate shower, vanity hand wash basin, low level WC, tiled walls, heated towel rail, spotlights

Rear Garden

Timber fence enclosed rear garden, patio area with porcelain anti-slip tiles, steps up to laid to lawn area, front access to one side of property, flowerbed and raised sleeper feature flowerbed with range of established plants, water butt, outside light, timber shed, paved pathway leading to rear of garden with gate to parking area and garage

Garage & Parking

Garage with up and over door, power and lighting, extra parking space area

Agent's Note

The vendor has advised us that there is a £400 management fee payable once per annum for the upkeep of the communal gardens



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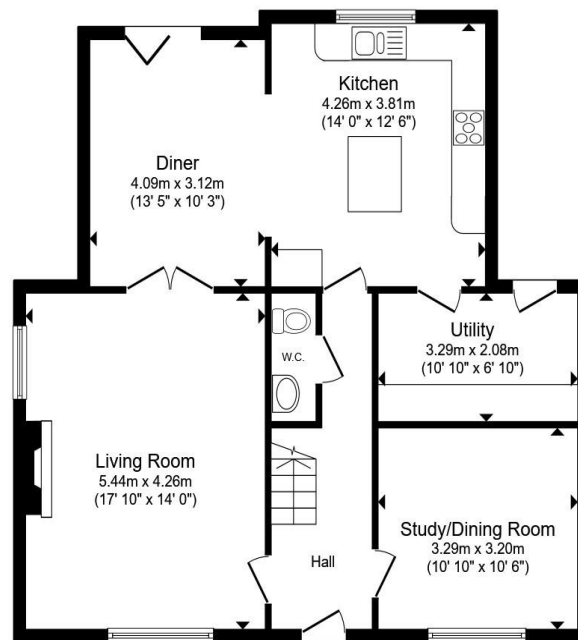
Springhill Haye Lane, Lyme Regis

- DETACHED FOUR-BEDROOM HOME
- IDYLIC LOCATION CLOSE TO COAST
- COUNCIL TAX BAND F
- STUNNING OPEN PLAN KITCHEN/DINER
- COSY YET SPACIOUS LOUNGE WITH LOG BURNER

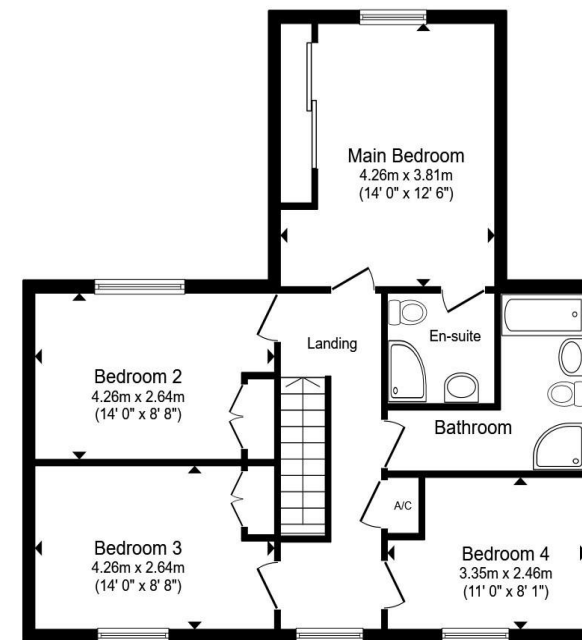
Tenure: Freehold EPC Rating: C

Council Tax Band: F

£795,000



Ground Floor



First Floor

Total floor area 153.1 m² (1,648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
AXM105048 - 0005

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