23 Summerhill House

23 Summerhill House, Charmouth Road

Lyme Regis, DT7 3DW

Bridport 10 miles. Axminster 6 miles. Seafront 1 mile.

A spacious, purpose-built, ground floor apartment within easy reach of the town centre and beaches,

- Attractive apartment
- 2 Bedrooms, 2 bathrooms (1 en-suite)
- Private terrace plus communal gardens
- No forward chain
- Highly sought after historic coastal town
- Spacious 821sqft
- 2 Reception rooms
- Allocated parking space
- 10 Minutes' walk of centre and seafront
- Leasehold plus freehold share. Council Tax Band C

Guide Price £199,950

THE PROPERTY

Summerhill House is an attractive multiple block of apartments, purpose-built in the early 1990s, well located within easy reach of the town centre, the clifftops and the seafront.

No. 23 is located on the ground floor and benefits from its own adjoining private enclosed terrace.

The good sized and sunny accommodation enjoys a pleasant aspect over the communal gardens.

Modern amenities include gas-fired central heating (updated boiler), uPVC sealed unit windows (small paned sash style), patio doors, fitted kitchen with electric oven and gas hob and fitted wardrobes to the principal bedroom.

Briefly comprising communal entrance hall – The Apartment – Entrance lobby, reception hall with large cupboard with plumbing for washing machine, living room with patio doors, dining room, kitchen, bedroom 1 with patio doors and en-suite bathroom, bedroom 2, shower room.

OUTSIDE
Adjoining allocated parking space plus general visitors' parking.

Adjoining private enclosed terrace.

Communal gardens with lawns and flowerbeds.

TENURE
Long 999 year lease from circa 1994 with share of freehold.

Private residents' management company. Current service charge £4020 per annum.

No long term or holiday lets are allowed.

SITUATION
Lyme Regis is famed for its many historic connections and character buildings and its well known Cobb harbour. As a resort, it is considered quite unspoilt but offers an excellent range of shops and amenities together with numerous leisure activities including sailing and power boat clubs, a clifftop golf course and a bowling club. The stunning Jurassic Coast is designated a World Heritage Site and the immediate area as one of outstanding natural beauty (AONB). The market towns of Axminster and Bridport are both within easy reach, the former with a mainline rail service to London Waterloo.

SERVICES
All mains services. Gas-fired central heating.
Broadband - Standard up to 14Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.
Mobile phone service providers available are O2, Three, EE and Vodafone for voice and data services inside and 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 Stags Bridport.

DIRECTIONS
From Bridport join the A35 west. On leaving the Charmouth Bypass, take the 2nd left, signed Lyme Regis. Proceed down Charmouth Road and Summerhill House will be seen on the right, virtually opposite Lyme Regis Football Club and Charmouth Road public car park.
What3Words: ///hardening.risks.cargo

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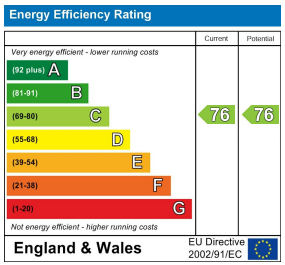

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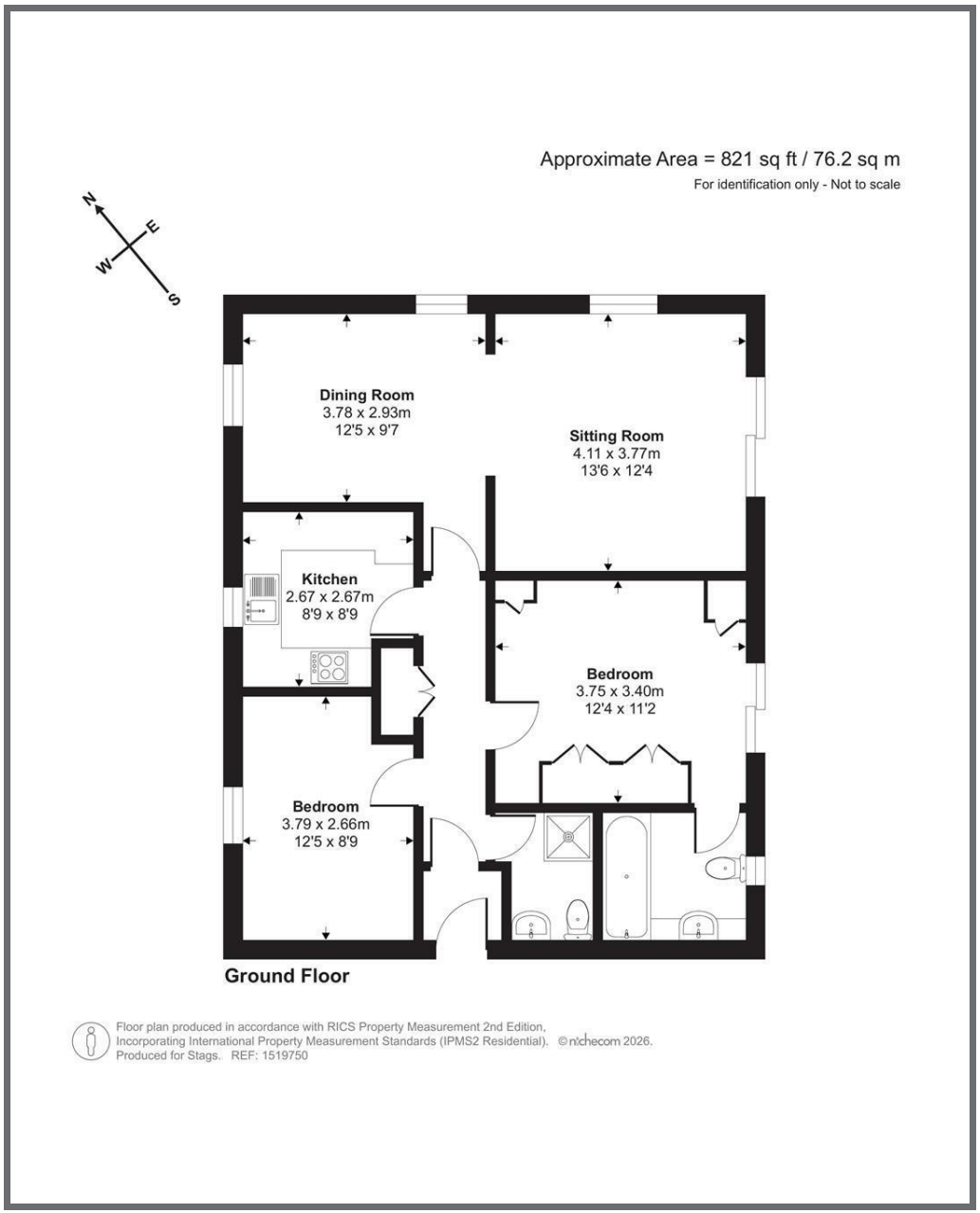
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