



Symonds
& Sampson

40 Henrys Way
Lyme Regis, Dorset

40 Henrys Way

Lyme Regis
Dorset DT7 3BW

A well-maintained three storey semi-detached house offering comfortable and practical accommodation, presented in good condition throughout.



- Three storey house
- Semi-detached home
 - Three bedrooms
 - Sea Views
 - En-Suite bedroom
 - Garage and parking
- Low maintenance garden
 - Well presented

Guide Price **£335,000**

Freehold

Bridport Sales
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THE PROPERTY

Arranged over three floors, the property provides three bedrooms. On the ground floor is a modern contemporary kitchen and the sitting room which has doors opening onto the rear garden.

On the first floor there are two bedrooms and the family bathroom. The principle bedroom which benefits from en-suite facilities and also provides stunning views due to its location in the road, is located in the top floor. The home offers flexible and well-balanced space, ideal for a range of purchasers, with attractive sea views adding to its appeal.

OUTSIDE

The property benefits from a low maintenance garden, designed for ease of upkeep and outdoor enjoyment. In addition, there is driveway with a garage, providing useful storage and convenience.

SITUATION

Lyme Regis is a popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour, and the beautiful surrounding countryside. In the town is an excellent selection of facilities including schools, 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 award-winning sandy beach, ideal for families; the harbour for angling and boating and access to the South West Coastal Path extending some 650 miles. The Jurassic coastline is a World Heritage site and the area is famous for its many fossil finds. There is a mainline rail station at Axminster and road access to Exeter and Dorchester.

DIRECTIONS

what3words///image.beyond.envoy

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: C

LOCAL AUTHORITY

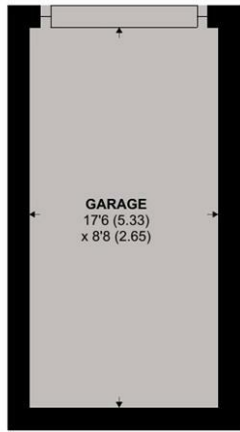
Dorset Council - 01305 251010
Tax Band: D



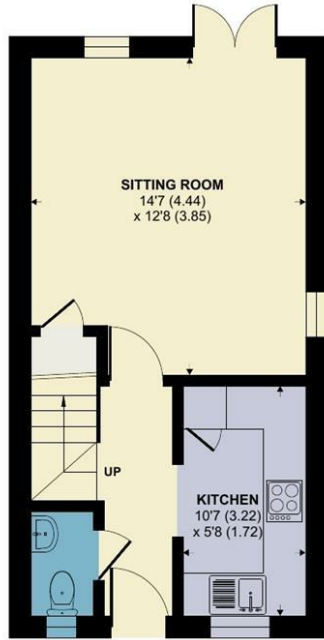
Henrys Way, Lyme Regis

Approximate Area = 885 sq ft / 82.2 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1037 sq ft / 96.3 sq m
 For identification only - Not to scale

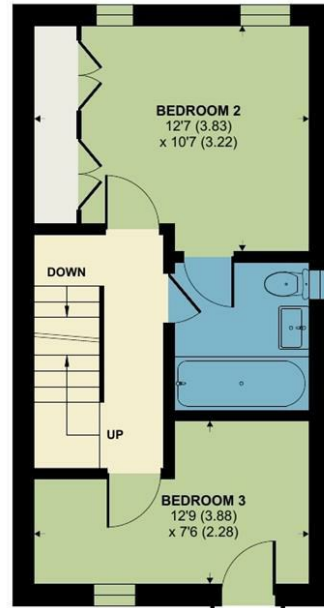
Energy Efficiency Rating		Current	Maximum
Very energy efficient - lowest carbon rating			
A			
B			
C		77	82
D			
E			
F			
G			
Very energy inefficient - highest carbon rating			
England & Wales EPC Directive 2002/91/EC			



GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1447202



Bridport/DME/29042026



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