



2 Summerhill House



# 2 Summerhill House

Charmouth Road, Lyme Regis, DT7 3DW

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

**A bright and sunny, well-presented three-bedroom first floor apartment, with two balconies, private parking and communal gardens.**

- First floor flat with private balcony
- 3 bedrooms, 2 balconies
- Private parking and communal gardens
- Service charge £320 per month
- Holiday lets and long term lets not permitted
- Sea views
- Master bedroom with ensuite
- 999 Year lease
- Peppercorn ground rent
- CTB: D

**Guide Price £330,000**

## THE PROPERTY

2 Summerhill House is a delightful first floor apartment, offering an excellent balance of comfort and coastal living, and is ideally suited as a low-maintenance main residence or second home. Access is provided via either an internal stairway or elevator.

The apartment features two generous, double-aspect reception rooms, currently arranged as a living room and dining room, providing plenty of space for relaxing and entertaining. The living room opens onto a good-sized private balcony, ideal for outdoor seating and enjoying the coastal atmosphere.

The kitchen is well appointed, with a gas hob and electric oven, complemented by a range of floor and wall-mounted units offering good storage, along with space for white goods.

The principle bedroom benefits from built in storage, as well as an en-suite bathroom. There is a further double bedroom and single bedroom, both enjoying sea glimpses, and these are served by a family shower room.



## OUTSIDE

The property benefits from private parking for one vehicle, with additional visitors' spaces. The communal gardens provide a lovely outdoor space to enjoy the fresh sea air and the beauty of the surrounding area.

## SITUATION

Occupying a desirable position on Charmouth Road, the apartment is ideally located just a five-minute walk from the seafront. Lyme Regis forms part of the stunning Jurassic World Heritage Site with a thriving town centre offering convenience and bespoke shopping of a wide variety as well as a number of renowned popular restaurants and hotels. The area is designated as an Area of Outstanding Natural Beauty (AONB) and has excellent walking and water sports opportunities. The market towns of Axminster and Bridport are also within easy reach, the former with rail services to London Waterloo.

## SERVICES

Mains water, electricity, gas and drainage.

Gas fired central heating.

Broadband - Standard up to 14Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are Three, O2 and Vodafone for voice and data services inside and outside and EE for voice and data services 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).

## TENURE

999 year lease commencing 1990, with 963 years remaining.

Service charge: £320 per month

Ground rent: Peppercorn Ground Rent.

Holiday lets or long long term lets are not permitted.

## VIEWING

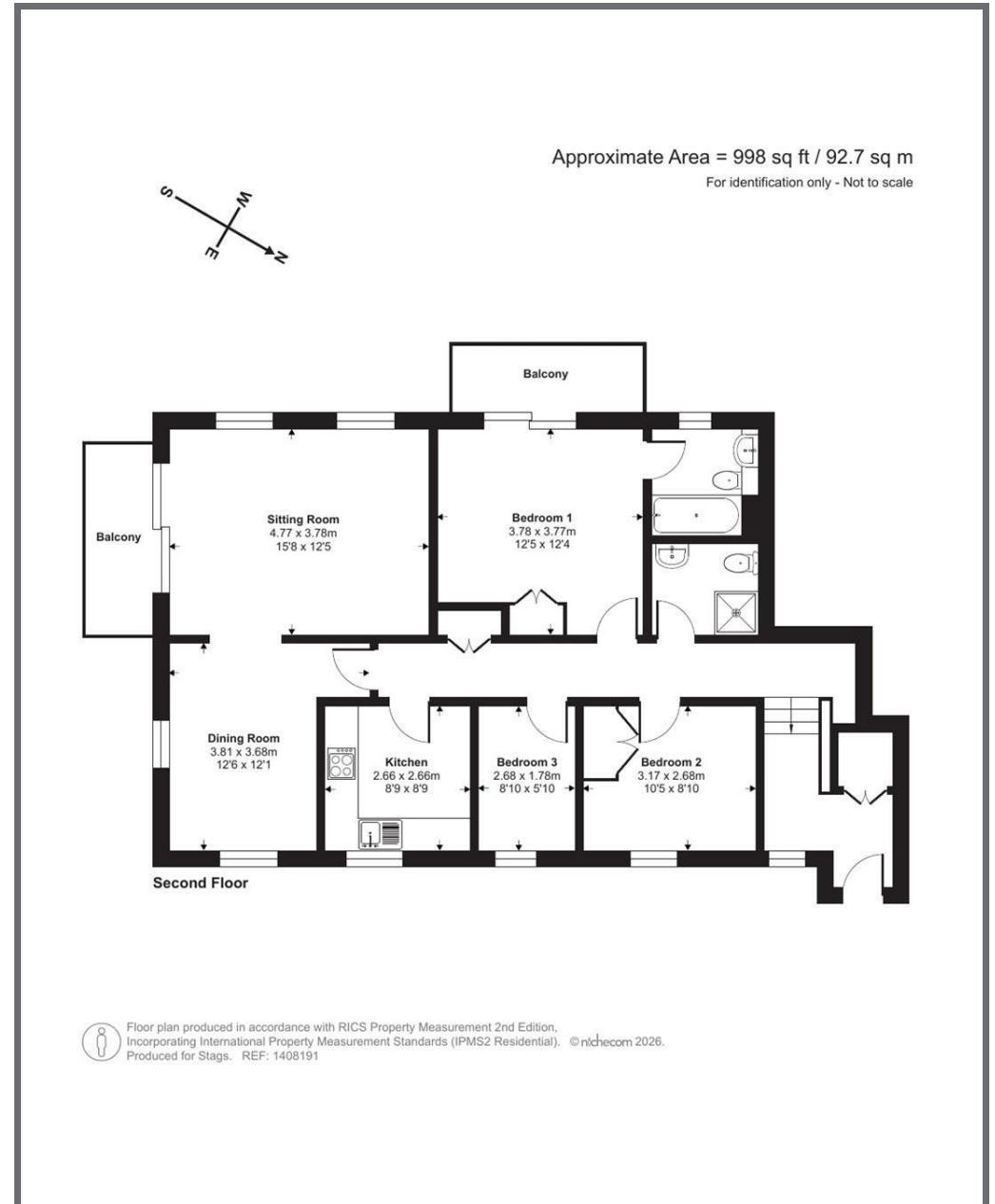
Strictly by appointment with Stags Bridport.

## DIRECTIONS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	80
England & Wales		EU Directive 2002/91/EC	

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