



Flat 3, Victoria House



# Flat 3, Victoria House

Uplyme Road, Lyme Regis, DT7 3LP

Town Centre 0.2 mile. Seafont 0.5 mile. Bridport 11 miles.

**OPEN GUIDE PRICE £310,000 - £320,000**

A spacious and well-appointed apartment with private terraced garden and lovely views within easy reach of the town centre and seafont.

- Recent Conversion
- Open Plan Kitchen/Living Area
- Private Terrace Garden
- Views along the Jurassic Coast and sea glimpses
- Leasehold. 999 years. SC: £1,078.75pa.
- 2 Bedrooms with Ensuities
- Allocated Off-Street Parking
- Easy Reach of Town Centre and Beaches
- Currently being run as a Successful Holiday Let
- Council Tax Band: C

**Guide Price £310,000**

## THE PROPERTY

Victoria House is an impressive detached Victorian residence, retaining many Victorian architectural features. In 2023, the property underwent a high-quality conversion to create seven distinctive and individual apartments.

Flat 3 is situated on the ground floor and enjoys far reaching views across the town and to the surrounding countryside along the Jurassic Coast, with sea glimpses. The property is finished to a high specification throughout, featuring a well-appointed kitchen and two generous double bedrooms, both with en-suite facilities. The spacious living area is bright and welcoming, offering excellent views and providing an ideal space for relaxation and entertainment.

The property is currently run as a successful holiday let and offers excellent opportunities for this to continue. Alternatively, it would also be well suited to become a permanent home or long-term letting investment.



## OUTSIDE

The property benefits from a private terraced garden, a perfect spot to unwind, as well as an allocated parking space.

There is also the use of shared cycle and bin stores.

## SERVICES

Mains electricity, water and drainage. Electric heating.

Broadband - Standard up to 16Mbps and Ultrafast up to 1800Mbps.

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

## SITUATION

Victoria House occupies a pleasant and convenient location, within easy walking distance from the town centre and seafront. Lyme Regis is a picturesque and historic coastal town, famous for its historic Cobb, harbour and beautiful beaches. The town lies within the stunning Jurassic World Heritage Site and within the Dorset Area of Outstanding Natural Beauty (AONB).

Lyme Regis enjoys a thriving community, offering a good range of shops, business and leisure facilities, together with cultural attractions to suit all tastes.

Mainline rail services to London are available from nearby Axminster, while the historic market town of Bridport is also close at hand.

## TENURE

999 year lease commencing 2024, 997 years remaining.

Service Charge: £1,078.75

Ground Rent: Peppercorn

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy to Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

## VIEWING

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Lyme Regis town centre and at the top of Broad Street turn right into Silver Street. Continue past the Mariners Hotel into Uplyme Road and Victoria House can be seen on the right after ¼ mile or so.

What3Words///sulk.gladiators.slant



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 854 sq ft / 79.3 sq m  
For identification only - Not to scale

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1442723



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	44
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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