



Suva







# Suva Sidmouth Road

Lyme Regis, , DT7 3EQ

Town Centre/Seafront & Cobb ¼ mile. Axminster 6 miles. Bridport 12 miles.

An impressive individual detached house with landscaped gardens and enjoying stunning sea views along the Jurassic Coast

- Very attractive 2567sqft house
- 3 Double bedrooms, 3 bathrooms (2 en-suite), plus utility/shower room
- 2 Conservatories, balconies
- Garage, car port
- Close to the town centre
- Lovely far-reaching sea and country views
- Living/dining room, kitchen/breakfast room/snug
- South-facing secluded landscaped gardens
- In all about 0.23 acres
- Freehold. Council Tax Band E

Guide Price £1,100,000

Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | [bridport@stags.co.uk](mailto:bridport@stags.co.uk)

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## THE PROPERTY

Suva is a very attractive individual detached house occupying a superb elevated setting, set in beautiful landscaped gardens and enjoying stunning sea views along the Jurassic Coast to Portland and over National Trust fields, situated on the corner on Ware Lane and Sidmouth Road.

Under the current ownership since 2003, the property has been subject to extensive alteration and enlargement to create a highly individual home, taking full advantage of its lovely gardens and coastal aspect.

All of the principal accommodation enjoy the wonderful sea and country views and it is both well proportioned and versatile.

The excellent amenities include gas-fired central heating with cast iron style reclaimed radiators, Powervolt battery storage system (storing electricity at lower tariff rate), double glazed windows, well equipped kitchen with solid wood painted units, granite work surfaces, gas Aga and electric hob, and contemporary sanitaryware, together with wood block flooring to the principal rooms.

The Accommodation – Large entrance lobby/porch, reception hall, living/dining room with bi-folding doors, 2 large adjoining conservatories, kitchen/breakfast room/snug with office area and larder, utility/shower room, bedroom with access to glass and chrome balcony, bathroom.

First floor – Landing, very large principal bedroom with en-suite shower room, Juliet balcony and side balcony, bedroom with en-suite bathroom and balcony.

A further big feature are the lovely landscaped and well stocked gardens, again enjoying the wonderful sea and country views.

## OUTSIDE

The property is set back off Sidmouth Road and well screened, being approached through high double hardwood gates onto a brick paved driveway with parking and turning area plus access to the integral garage/store with remote control door and car port.

The front garden is well stocked, comprising an area of lawn together with a variety of trees and shrubs plus flowerbeds. Side pedestrian gate.

The rear gardens face the sea and are attractively landscaped in a Mediterranean style and terraced on various levels, featuring terracing and brick paving and a whole variety of trees and shrubs including palm, also featuring hidden/secret areas.

There is a shed and basement storage.





### SITUATION

Sidmouth Road is a highly sought after road from the west side of Lyme Regis town. Lyme Regis is a hugely popular historic coastal town on the beautiful Jurassic Coast and famous for its iconic Cobb. It is a very pretty town and offers excellent shopping, business and leisure facilities together with primary and secondary schools plus theatre. The immediate area is designated as one of outstanding natural beauty (AONB) and from the property there is easy access to open countryside and the South West coast path.

The market towns of Axminster and Bridport are very nearby (the former with mainline rail services to London Waterloo/Exeter).

### SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 19Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three and O2 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).

### VIEWINGS

Strictly by appointment with Stags Bridport.

### DIRECTIONS

From Lyme Regis town centre, go up Broad Street into Pound Street and up the hill onto Sidmouth Road. On passing the car park Suva is about 0.1 mile on the left, on the corner of Ware Lane.

What3Words///regal.sulk.create

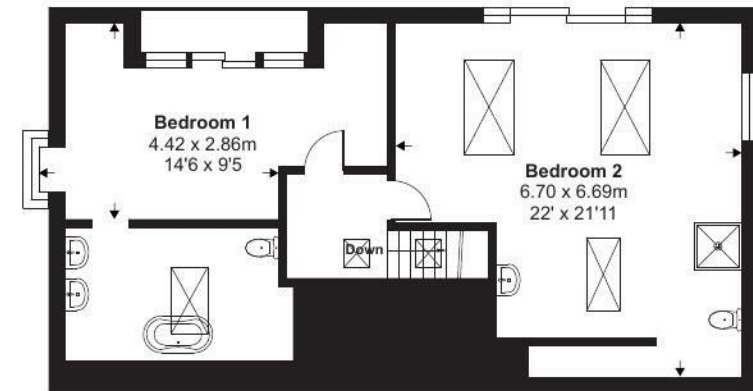
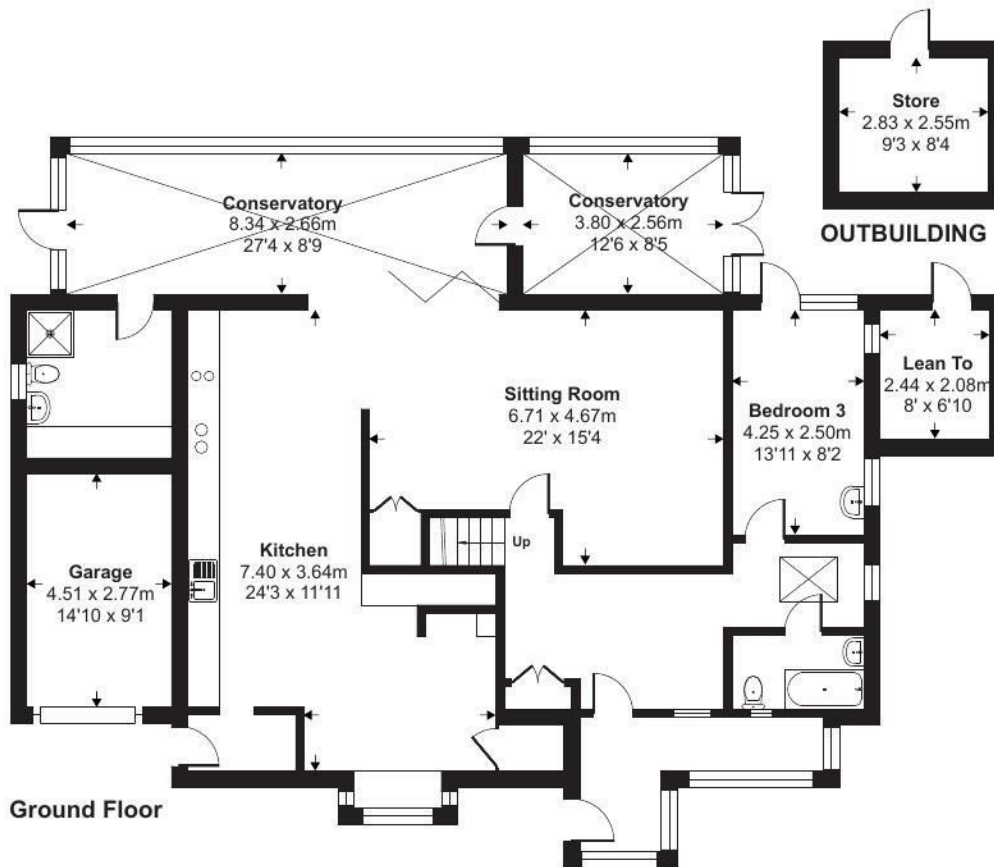
Approximate Area = 2567 sq ft / 238.4 sq m (excludes lean to)

Garage = 130 sq ft / 12 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 2775 sq ft / 257.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1432593



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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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	76
		EU Directive 2002/91/EC	



