

Symonds
& Sampson

Elizabeth's Place

Avenue Road, Lyme Regis, Dorset

Elizabeth's Place

Avenue Road
Lyme Regis
Dorset DT7 3AE

Detached three bedroom bungalow in good order throughout,
just a short walk to both the town and the beach.



- Short distance to coastal town
 - Photovoltaic cells
 - Garage and parking



Guide Price **£525,000**

Freehold

Bridport Sales
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THE PROPERTY

Elizabeth's Place was built in the 1960s and has rendered elevations under a tiled roof. The property is beautifully positioned above Lyme Regis old town, within walking distance of all the town's shops, public houses, restaurants and the beach.

ACCOMMODATION

The property is in good condition throughout and has both a shower room and a bathroom, UPVC double glazing throughout and 16 photovoltaic cells.

The property is conventionally arranged around central hallway with an L shaped sitting/dining room to one side. The sitting area centres on a fireplace equipped with a 'living flame' electric convector heater with a large bay window to one side while the dining area lies beside the kitchen. Off the dining area is the conservatory from which the gardens can be enjoyed all year-round while the kitchen is equipped with a comprehensive range of floor and wall mounted units and cupboards with a range cooker, a fridge and a dishwasher. Off the kitchen, there is a useful utilities area with a deep freezer and plumbing for a washing machine.

There are three good sized double bedrooms served by both a bathroom and a shower room which are all fitted out in contemporary style.

OUTSIDE

To one side of the property there is an area of driveway laid to hard standing providing parking for two cars, with a third parking space available in front of the garage. The garage is equipped with an up and over door, light, power and water. To the front of the property are raised mature herbaceous and shrub borders which run the full width of the property, with a path leading up to the front door. To the other side of the property there is an attractive garden, one corner of which houses a secluded paved dining area that looks over the main body of the garden, which is partly paved and partly laid to lawn. There is also an attractive ornamental pond.

SITUATION

Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, convenience stores and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the Sailing and Power Boat Clubs. There is Primary & Secondary schooling in Lyme Regis with the renowned Colyton Grammar school located 6 miles to the West.

DIRECTIONS

What3words:///gained.breathy.durations

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: B

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: D



Avenue Road, Lyme Regis

Approximate Area = 1149 sq ft / 106.7 sq m

Garage = 221 sq ft / 20.5 sq m

Total = 1370 sq ft / 127.2 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | Current | Best |
|---|---|---------|------|
| Very energy efficient - Outstanding (rate 92-100) | A | | |
| Energy efficient (rate 81-91) | B | 84 | 87 |
| Decent (rate 69-80) | C | | |
| Needs improvement (rate 55-68) | D | | |
| Some improvements needed (rate 45-54) | E | | |
| Significant improvements needed (rate 35-44) | F | | |
| Urgent improvements needed (rate 2-34) | G | | |

For energy efficient - Outstanding (rate 92-100)
 For energy efficient - High (rate 81-91)
 England & Wales
 EPC Standard
 2020/11/15



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: 1429443



Bridport/SVA/09032026



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