



Symonds
& Sampson

24 Coombe Street
Coombe Street, Lyme Regis, Dorset

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Coombe Street
Lyme Regis
Dorset DT7 3PP

A Grade II listed house situated in the heart of the old town of Lyme Regis, within level walking distance of the beach and the towns amenities.



- Character property with three floors
 - Scope for improvement
 - Seaside town location
 - Garden



Guide Price £450,000

Freehold

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THE DWELLING

Understood to date back to the late 18th century, this four bedroom terraced house is filled with character features and is positioned in the heart of the old town of Lyme Regis. Now requiring some modernisation, this property has the potential to create a charming home in this popular coastal town.

ACCOMMODATION

A large entrance hallway provides access to the living room to the front, which has a focal point of a fireplace equipped with a wood burning stove and exposed floorboards. The kitchen is to the rear, and is fitted with base units with a tiled floor and a large fireplace. On the first floor there are two bedrooms, both with decorative fireplaces. The family bathroom is located on this floor, with a bath, wc and sink. On the top floor there are two further double bedrooms, with fireplaces and views over the garden to the rear and over the town to the front.

OUTSIDE

To the rear is a patio area with an outbuilding. Steps lead up to an area of lawn, providing a blank canvas for the keen gardener and enjoying views over the town. Parking is available nearby in Woodmead Car Park with resident permits costing approximately £225 per annum. Holiday accommodation permits are available for approximately £775 per annum.

SITUATION

Location wise, as well as being handy for the town's wide range of shopping facilities and amenities, it's only a broadly speaking level 300m or so walk to the sea and just a few metres more to the Marine Parade and principal seafront where you'll quickly see why Lyme Regis is part of the UNESCO World Heritage 'Jurassic Coast' site.

DIRECTIONS

What3words://behave.escape.doses

SERVICES

Mains gas, electricity, water and drainage.
Broadband - Superfast speed available.
Mobile - Variable coverage indoors and good outdoors.
<https://checker.ofcom.org.uk/>
Council Tax Band: D (Dorset Council - 01305 251010)
EPC: D

MATERIAL INFORMATION

The property lies within an area with a high risk of flooding from surface water. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their ownership.





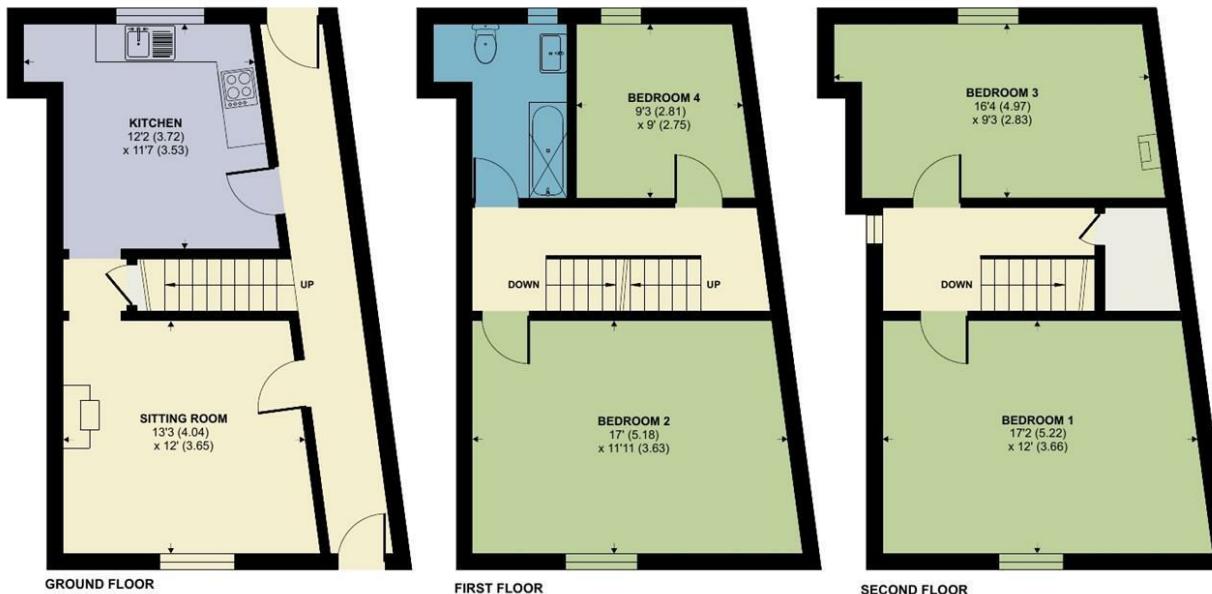
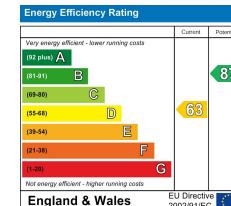
Coombe Street, Lyme Regis

Approximate Area = 1267 sq ft / 117.7 sq m

Outbuilding = 86 sq ft / 7.9 sq m

Total = 1353 sq ft / 125.6 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). © nchecom 2025. Produced for Symonds & Sampson. REF: 1320379



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