

# FORTNAM SMITH & BANWELL



- **Fold down decking area**
- **Well maintained day hut**
- **Close to Cobb Harbour**
- **Desirable location**

**A rare opportunity to own a beach hut on the popular Monmouth beach in Lyme Regis. This 10ft x 8ft day hut has been very well maintained by previous owners with excellent fold down decking and superb sea views.**

**18 Monmouth Beach, Lyme Regis, DT7 3LE  
Guide Price £50,000 plus transfer fee**

**Lyme Regis is famed for its many historic connections, character buildings, and of course, for its well-known Cobb Harbour.**

**As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require, in addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club.**

**The whole coastline with Lyme Regis and Charmouth at its centre has been designated a World Heritage Site commonly known as the Jurassic Coast.**

**Local authority:**

**West Dorset District Council. 01305 251010**

**Tenure:**

**The property is held on a 25-year license (from 2017) by Lyme Regis Town Council. The ground rent charge for 2022/2023 is approximately £800. The Town Council levy a transfer fee of 10% of the selling price plus VAT.**

**Agents Note: Viewing by appointment only.**

**Fortnam Smith & Banwell 01297 445666**



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