



An ideal holiday let or seaside retreat, this well presented second floor apartment is situated in the heart of the town, a short walk from the seafront & beaches.

**GUIDE PRICE £240,000**

Flat 3, 20 Broad Street, Lyme Regis, Dorset, DT7 3QE

**FORTNAM  
SMITH & BANWELL**

- \*ONE BEDROOM APARTMENT**
- \*TOWN CENTRE LOCATION**
- \*KITCHEN/LOUNGE**
- \*CLOSE TO BEACHES & HARBOUR**
- \*IDEAL HOLIDAY HOME OR LET**
- \*NO ONWARD CHAIN**

Situated in the heart of the town this well presented one bedroom second floor apartment boasts an excellent location, close to the town's amenities, seafront and beaches.

Ideally suited as a holiday let or "lock up and leave" the Grade II listed apartment with sea glimpses is approached by a communal entrance door with entry system (shared with two other flats) from Broad Street. Two flights of the characterful staircase lead to the entrance hallway, a useful space for coats and shoes.

The Lounge/Kitchen is the feature room in the property with the lounge area benefitting from a large sash window with views over the high street. This area also benefits from a TV point and electric radiator. The kitchen area with laminate flooring comprises a range of cream coloured wall and base cupboard units and matching drawers with roll edge laminate worktops and inset enamel sink. Integrated appliances include: oven with induction hob and extractor above, washing machine and dishwasher with a free standing fridge/freezer + microwave also included within the sale.

The good-sized double bedroom also benefits from a large sash window providing lots of light into the room and looks onto the high street. The bathroom comprises a white suite including: bath with electric shower attachment and glass shower screen, WC, wash hand basin above useful vanity unit and heated electric towel rail. Tiled walls and laminate flooring.

### Services

Mains electric, drainage and water. Electric night storage heating. EPC rating TBA

### Tenure

Share of Freehold. 999 year lease starting in 2012 (988 remaining). Maintenance charge £1200 per annum.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



SECOND FLOOR

