

FORTNAM SMITH & BANWELL



PRIME SEAFRONT APARTMENT

STUNNING VIEWS

BEAUTIFULLY APPOINTED

SPACIOUS LOUNGE/DINER

DECKED SUN TERRACE

EXCELLENT LETTING POTENTIAL



1, Argyle House, Marine Parade, Lyme Regis, Dorset, DT7 3JE

Guide Price £450,000

This beautifully appointed one bedroom apartment is located in a prime position on the seafront with fantastic views to the Cobb and across Lyme Bay.



Argyle House is a detached seafront property (Listed Grade II) which we understand was originally a bath house dating back to the early 19th century. The building was converted into three luxury apartments with number 1 situated on the ground floor.

This beautifully presented apartment located in a prime position on Marine Parade within a few metres of the beach has wonderful uninterrupted views to the Cobb harbour and over Lyme Bay. The property has a real seaside, relaxing, holiday atmosphere with the accommodation briefly comprising: Entrance hall with utility area, kitchen, shower room, bedroom, large living room with French doors that open to the sun terrace with a fantastic outlook along the seafront and over Lyme Bay. The property has previously been a very successful holiday let and has achieved a 4-star rating with Visit England and a gold award for the exceptional quality of accommodation.

Lyme Regis is famed for its many historic connections and 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 and is commonly known as the Jurassic Coast. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 3/4 hours). The market town of Bridport is approximately 7 miles distant, with Taunton and Exeter within a radius of about 30 miles with access to the M5 motorway. The county town of Dorchester is within a similar distance.



The accommodation with approximate measurements comprises:

Stable door into:

ENTRANCE HALL

Window with sea view with two further windows to the side. This room incorporates a utility area, with a worktop with space and plumbing for a washing machine. Electric panel wall heater. A built in bespoke cupboard with seating and shelving above. Tiled flooring. Raised recess containing the fridge. Fire alarm system. Opening to:

KITCHEN

Contemporary kitchen fitted with a range of wall and floor mounted units. Concealed lighting. Granite worktops and splash backs and inset sink with mixer tap. Ceramic hob with hood over. Electric oven. Dishwasher. Fold down work surface. Tiled floor with under floor heating. Recessed ceiling lights.

INNER HALL

Tiled floor. Oak doors to:

LIVING ROOM 21' 2" x 11' 5" (6.45m x 3.48m) *plus recess*

French doors with fan light above and side panels that flood the room with light which opens onto the decked area with fine sea views. Two further windows with cupboards below. Two radiators. Television point. Recessed ceiling lights.

BEDROOM 8' 7" x 7' 4" (2.61m x 2.23m)

Window to side. Radiator. Recessed ceiling lights.

SHOWER ROOM

Tiled shower cubicle with folding glass screen and electric shower. Wash hand basin with vanity unit. WC with concealed cistern. Wall mirror. Glass shelving. Extractor fan. Recessed ceiling lights. Heated towel rail Tiled walls and floor. Underfloor heating. Cupboard housing electric heater for central heating and water heater.

OUTSIDE

The property is accessed via a short flight of steps to the front door and a further gate to the decked area. This is enclosed by railings with a low screening hedge and benefits from outside lighting and tap.

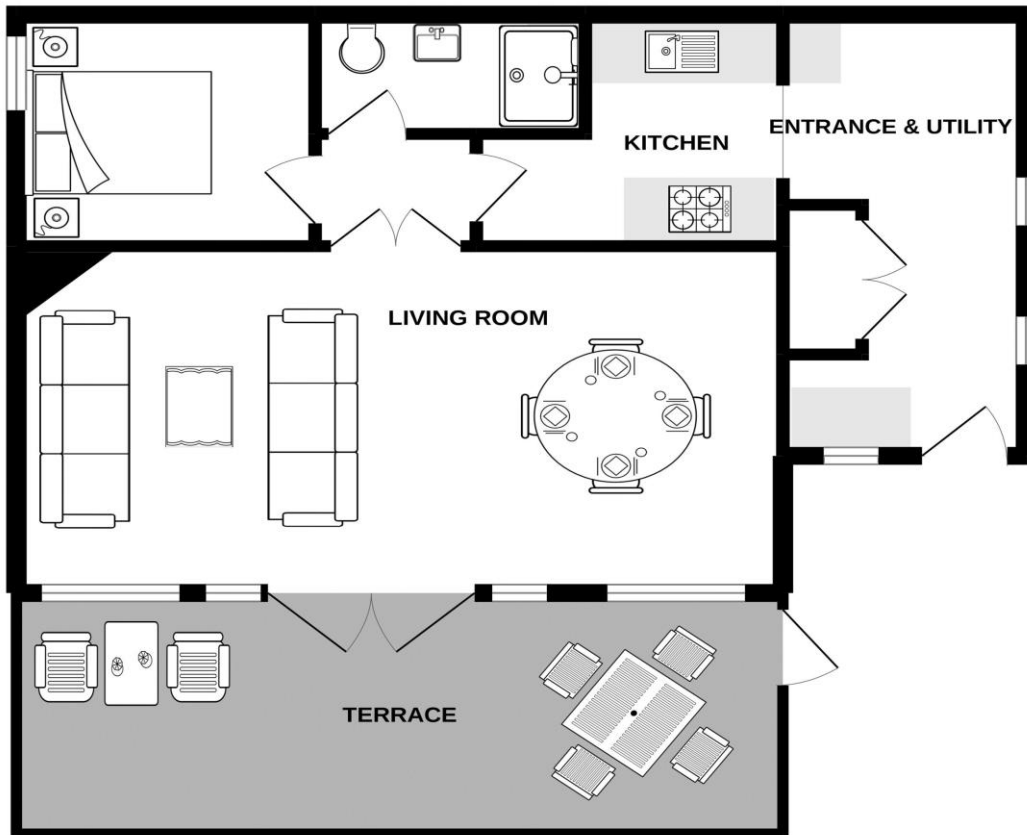
SERVICES

Mains water and drainage. Mains electricity. The property has electric underfloor heating, hot water and radiators via an electric boiler.

TENURE

Apartment 1 owns the freehold of Argyle House subject to long leases on the first

GROUND FLOOR



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