



A charming two bedroom semi-detached chalet style cottage located in the heart of Lyme Regis' Old Town and within easy reach of the seafront, beaches and local amenities.

Offers in the region of: **£394,950**

Garston Sherborne Lane, Lyme Regis, Dorset, DT7 3PD

FORTNAM  
SMITH & BANWELL



- \*SEMI-DETACHED CHARACTER COTTAGE**
- \*A SHORT WALK TO THE TOWN & BEACH**
- \*TWO DOUBLE BEDROOMS**
- \*PRIME OLD TOWN LOCATION**
- \*ENCLOSED REAR GARDEN**
- \*UPVC D/G & GAS C/H**

Situated in the popular old town of Lyme Regis this chalet style cottage is situated a short walk from the town's shops, seafront and beaches. The property, thought to have been built in the 1920's is set just off the picturesque Sherborne Lane an old packhorse route that dates back to Saxon times. The property offers excellent second home or holiday letting potential or as a primary residence.

The property accessed via a shared entrance from Sherborne Lane, immediately enters into the hallway with a useful understairs cupboard and leads directly into the kitchen/dining room: a good sized room with the dining area featuring an original fireplace, exposed wooden floors, useful built in store cupboard, radiator and double glazed window. The kitchen area with laminate flooring comprises base units with wooden worktops, tile splashbacks, inset stainless steel sink and drainer, built in four ring gas hob with oven below, space for dishwasher and washing machine. There is a larder/store with fitted shelving and single glazed window.

The lounge has pleasant views of the garden and over the valley across the town through the double-glazed window. The original fireplace is still in use with tiled surrounds. There are also two radiators and a television point.

The stairs rise to the first floor where two double bedrooms can be found one with an original fireplace. Bedroom 2 boasts views over the town with glimpses of the Jurassic Coast clifftops.

The family bathroom with tiled surrounds and exposed beams comprises a white suite including a panelled bath, WC, wash hand basin, heated towel rail and obscured double-glazed window.

Externally there is a private garden with a raised stone paved patio. A path leads down to the bottom of the garden where a secluded paved seating area can be found with shrubs and trees providing privacy.

Additional photographs and a video tour of this property can be found on Rightmove, Zoopla, On the Market or on our website.

### Services

All mains services. EPC rating TBA.

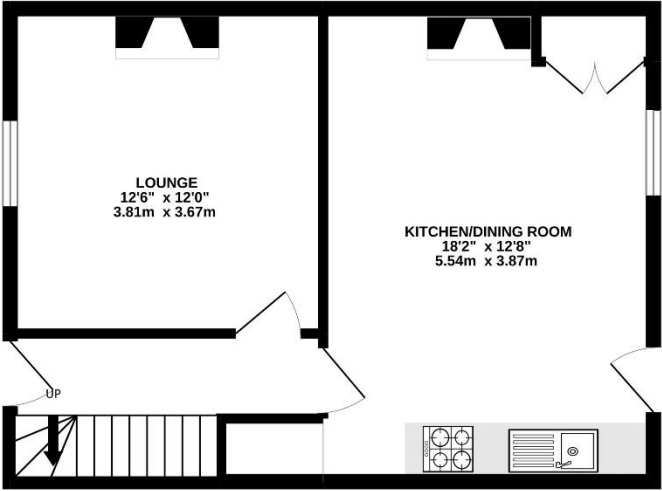
### Council Tax

Band C

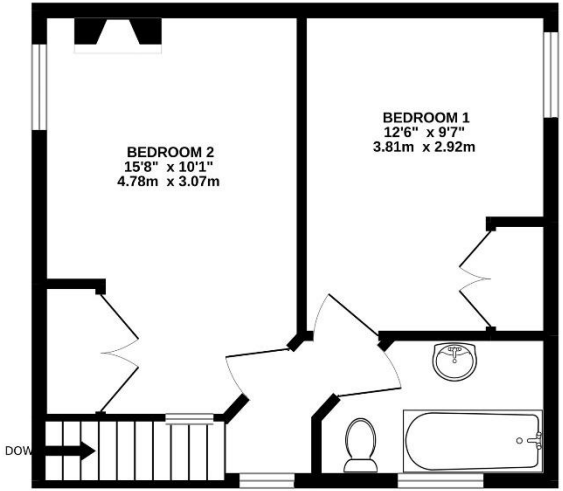


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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.

GROUND FLOOR



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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