



STAGS

5 Portland Heights

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Somers Road, Lyme Regis, DT7 3EX

Sea Front and Town 0.8 miles; Axminster and National Rail 5.3 miles;

- Classic New England Coastal Home
- 4 Bedrooms with master and guest en suite
- Family Bathroom
- Family Kitchen/Dining Room
- Gas CH and Double Glazing
- Glazed Verandah and Double Car Port
- Outstanding Panoramic Sea Views
- Corner Plot Gardens

Guide price £825,000

SITUATION

Portland Heights is situated on the favoured Western side of the picturesque coastal town of Lyme Regis only minutes away from the harbour with its famous and ancient Cobb, sandy beaches and historic town centre. There are a wide range of shopping and leisure facilities including: Sailing, diving, fishing, golf, and bowls all nearby. Lyme Regis also has a theatre, several medical and dental practises, a well-known secondary school and is within easy reach of the renowned Colyton Grammar School. To the north is the market town of Axminster (6 miles) with a wider range of facilities and main line rail service to London Waterloo. The cathedral city of Exeter is accessible to the West and offers a wide range of services with all the retail, leisure and cultural amenities expected of a county capital. To the East of the city is the International Airport offering flights to an array of destinations. Lyme Regis is part of the stunning Jurassic Coast, a world heritage site of glorious golden beaches and cliffs extending through Dorset and East Devon.

DESCRIPTION

Portland Heights is a small collection of 5 colonial style houses occupying an elevated site on the western fringes of Lyme Regis with stunning views over Lyme Bay and the golden Jurassic coastline. The development is approached



A detached New England style house within a small exclusive development with stunning coastal views across Lyme Bay.





over a private driveway and was designed to be open in arrangement with each plot being afforded its own unique setting, aspect and view.

Each house offers 4 bedrooms with master and guest en suite shower rooms, fitted open plan Kitchen/Dining Rooms and generously proportioned family living rooms. Plots 1,2 and 3 feature an additional lower floor with cinema room opening out into the gardens. A glazed roof verandah spans the width of each house on the seaward side providing every opportunity to savour the spectacular coastal outlook. Plot 5 is situated to the far southern edge of the site enjoying a generous corner plot with level rear gardens.

OUTSIDE

Portland Heights is accessed via a private road leading down from Somers Road before turning to traverse the upper western most boundary of this unique and picturesque site. Each plot enjoys an individual setting within this open grassed development, the dividing boundaries being marked by strips of wild flower meadow and the borders by mature trees and hedgerow. Enjoying an elevated setting on South East facing slopes, each property enjoys stunning panoramic views over Lyme Bay and the golden Jurassic coastline.

SERVICES

Mains electric, gas, water and drainage. Gas central heating.

VIEWING

Strictly by appointment with the joint agents Stags, Honiton 01404 45885 or Martin Diplock 01297 445500.

DIRECTIONS

From Lyme Regis town centre fork left at the top of Broad Street into Pound Street which leads into Sidmouth Road. At the top of the hill turn right into Somers Road and towards the end of this road, just before Somers Fields, the private drive to the site will be found on the right. Alternatively if approaching Lyme Regis along the A3052 coast road from the West, after passing through Rousdon and upon entering the outskirts of Lyme Regis, continue past Blue Waters Drive on the left and take the next left into Somers Drive. Proceed up the hill and the private drive to Portland Heights will be found on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.

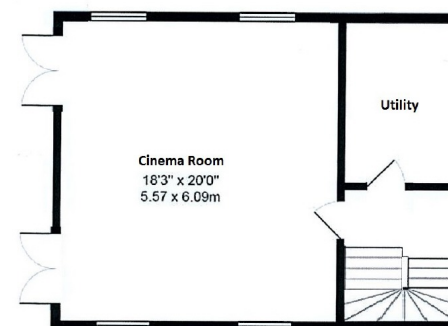


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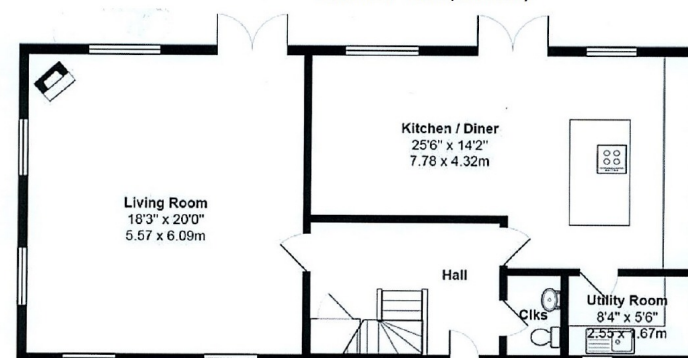
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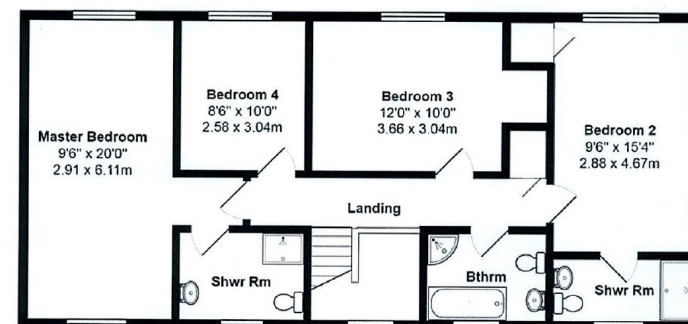
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Lower Floor *Plots 1,2 and 3 only.



Ground Floor



First Floor

All measurements are approximate and for display purposes only.